

# **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)



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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

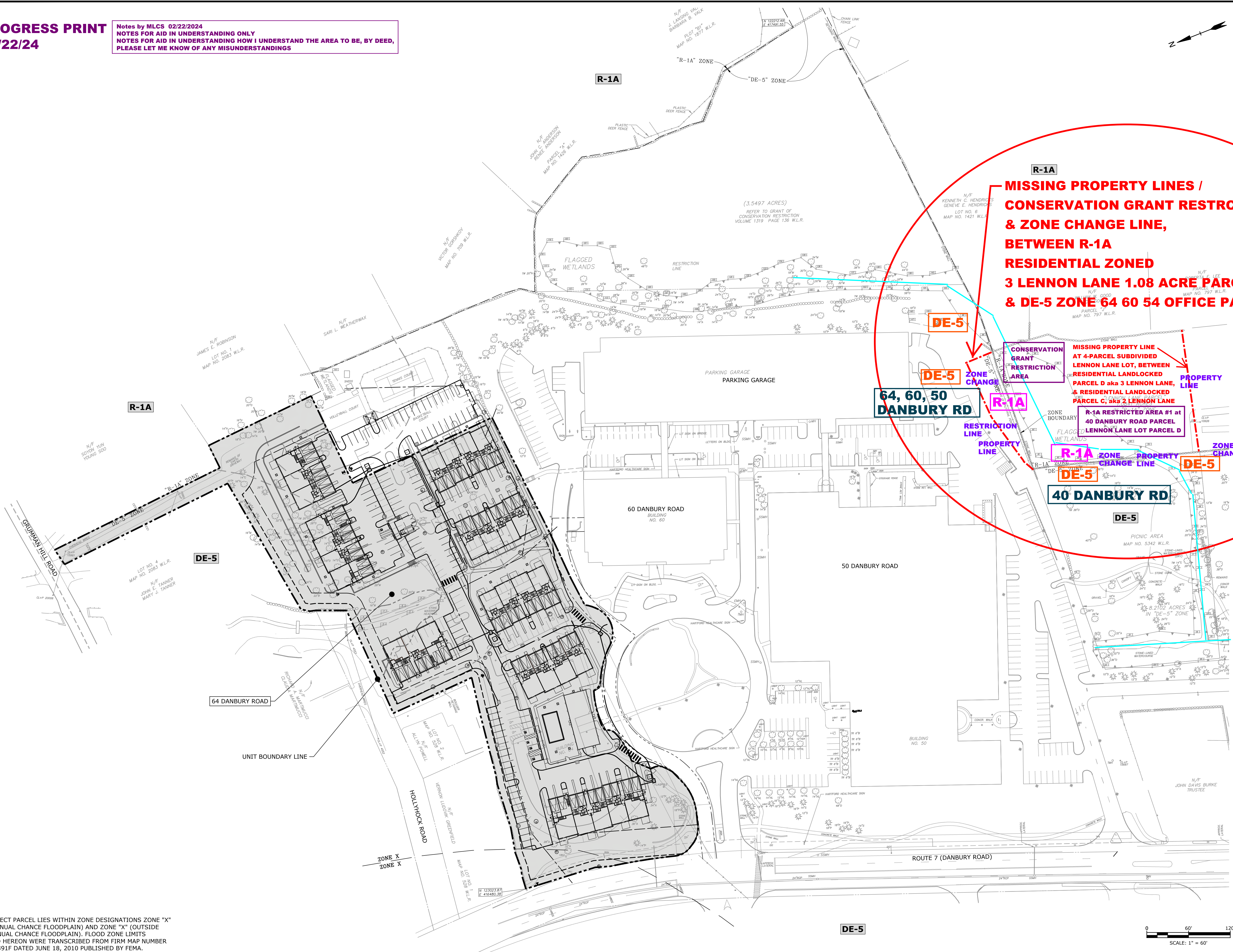
SCALE: 1" = 60'

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

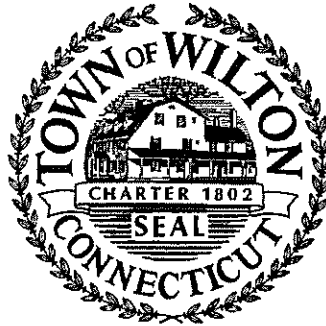
NOTE

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

**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.*

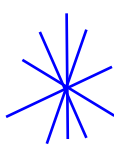
The site construction will occur mainly within developed portions of the Subject Property, and any proposed Regulated Activity is limited to the Upland Review Areas. The proposal does not include any disturbance of the watercourse, Copt’s Brook, or wetlands onsite. The existing woody buffer along Copt’s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

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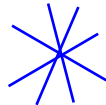
<sup>3</sup> Conn. Gen. Stat. Sec. 22a-38(17) – Conn. Gen. Stat. Sec. 22a-38(18).

<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.

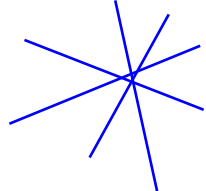
<sup>5</sup> POCD, pg. 8.

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.*

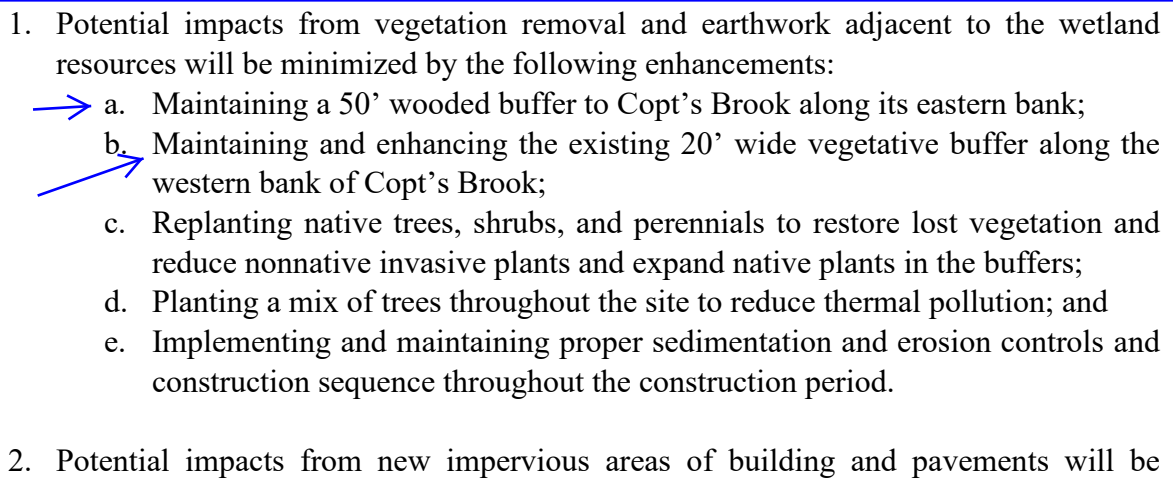
The proposal will not injure or interfere with the safety, health or reasonable use of the Subject Property or abutting/downstream properties. Replacing an underutilized office building with much-needed housing will have a positive economic impact for the Town as a whole. Moreover, building this housing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

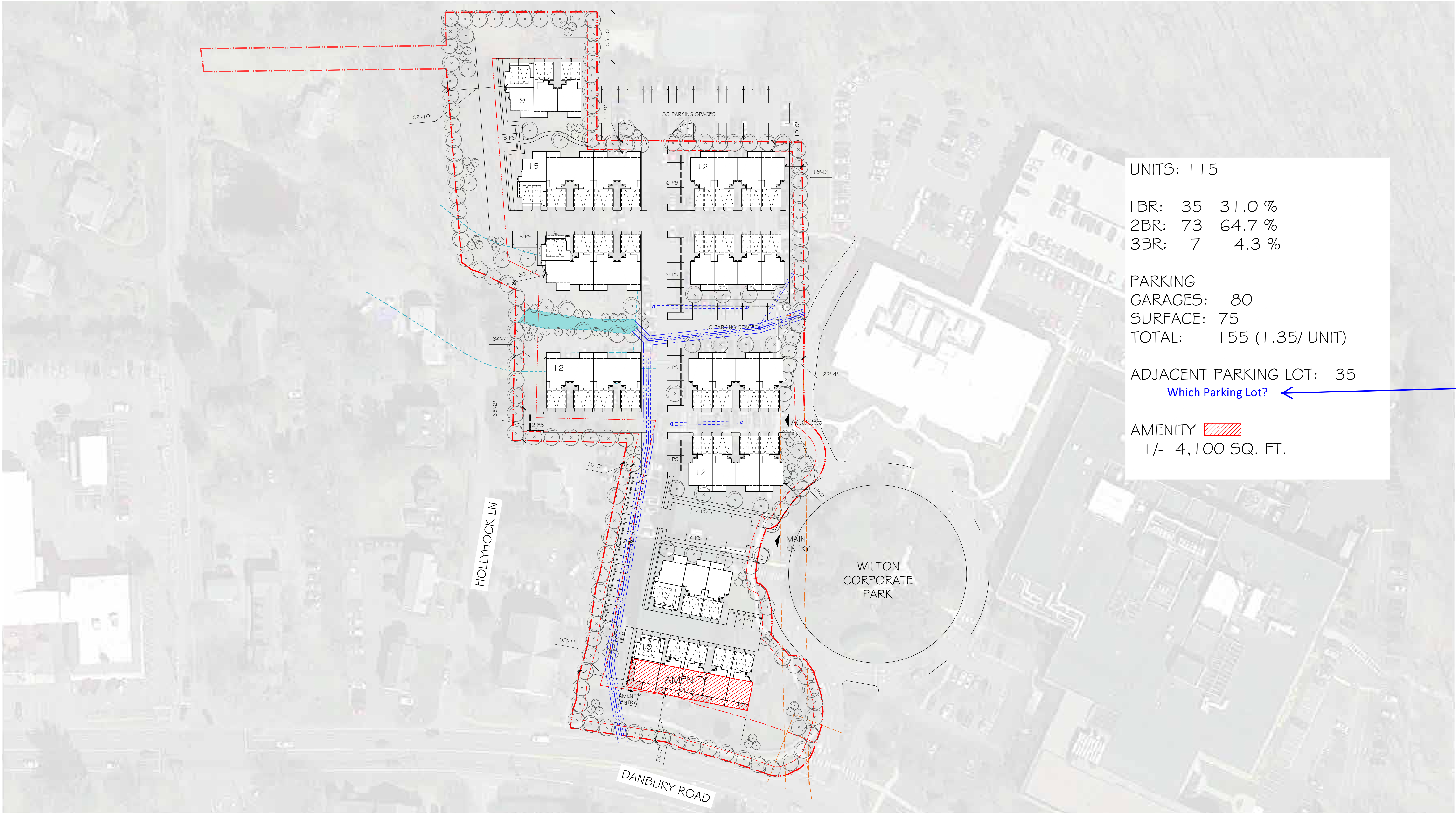
As stated in the Applicants' response to Section 10.3(b) above, the current proposal is the feasible and prudent alternative for the site. The current proposal has been thoughtfully designed to mitigate against any unintended consequences to the wetlands or watercourse while still responding to the Town's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

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







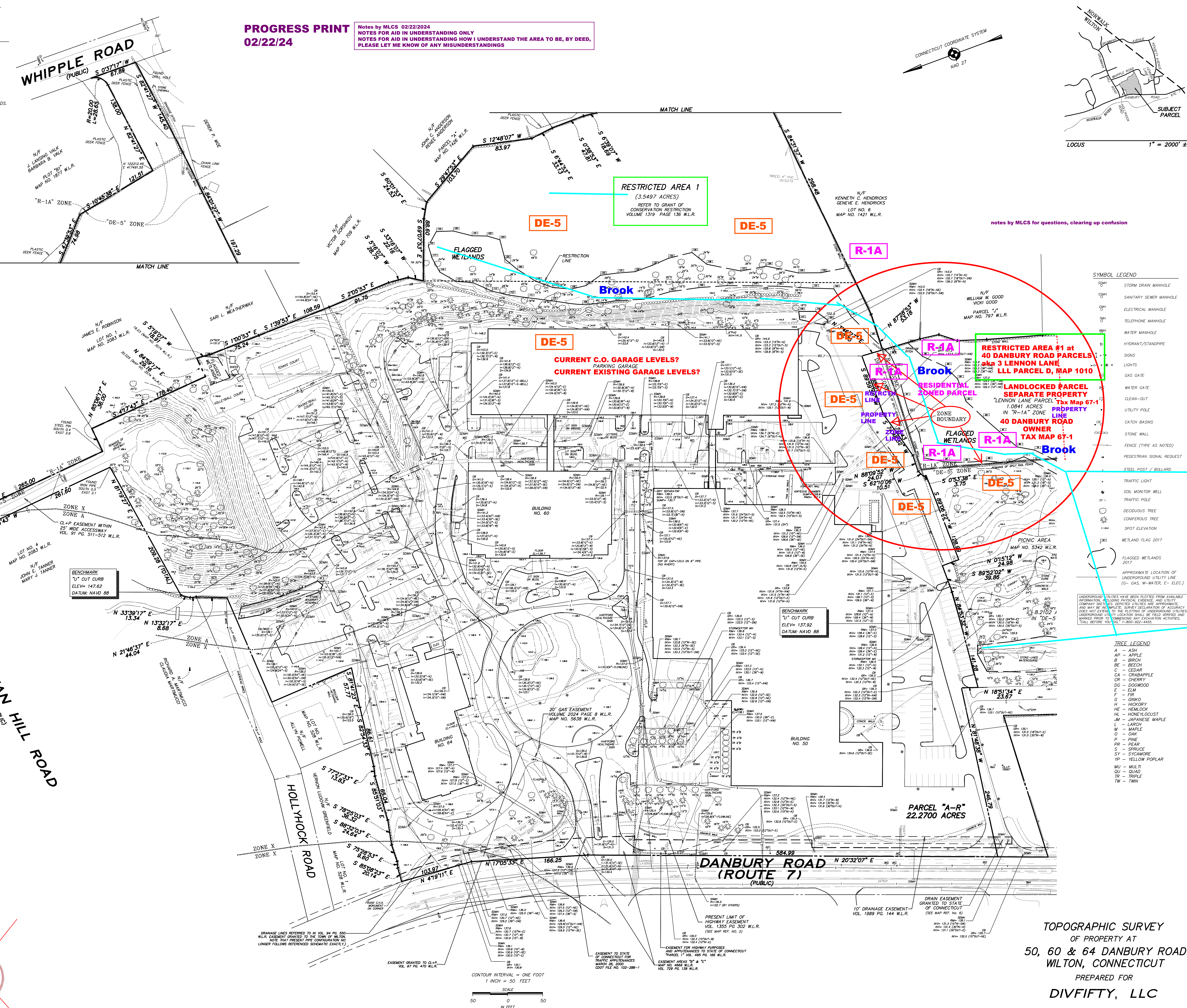


\*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

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



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

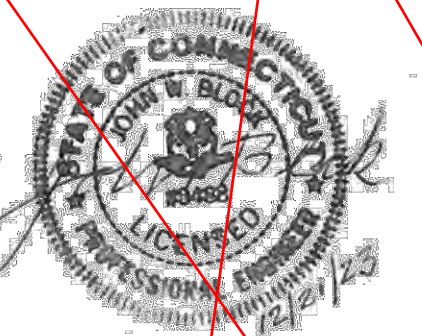
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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





# TOWN / SUBMISSION

**64 Danbury  
Road**

Fuller  
Development, LLC

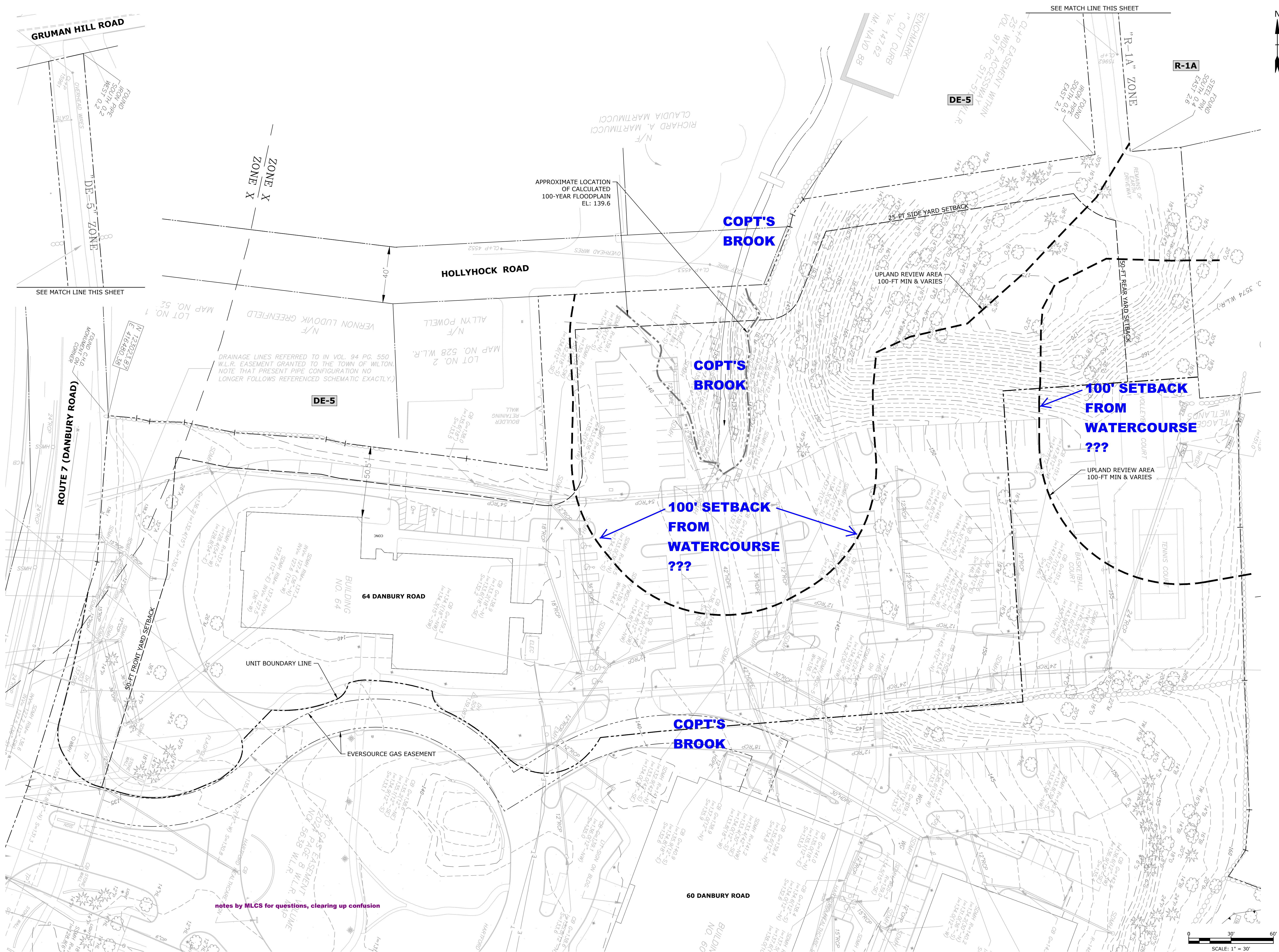
Wilton, CT

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**

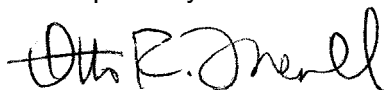
  
**SOIL INVESTIGATION REPORT**  
**40, 50-60 DANBURY ROAD**  
**WILTON, CONNECTICUT**  
**APRIL 10, 2017**

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

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

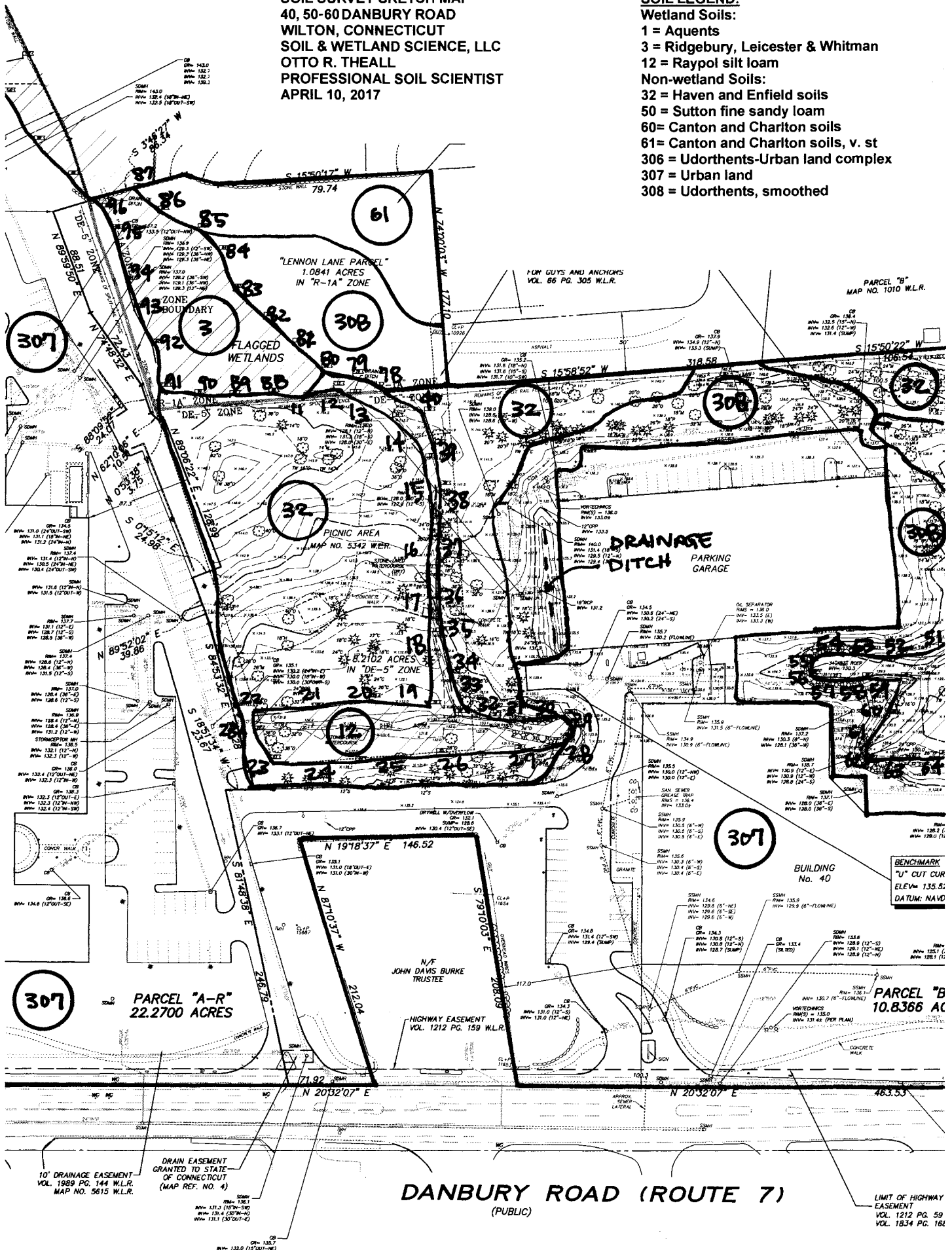
# NOT 64 DANBURY ROAD

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

## SOIL LEGEND:

### Wetland Soils:

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



notes by MLCS for questions, clearing up confusion

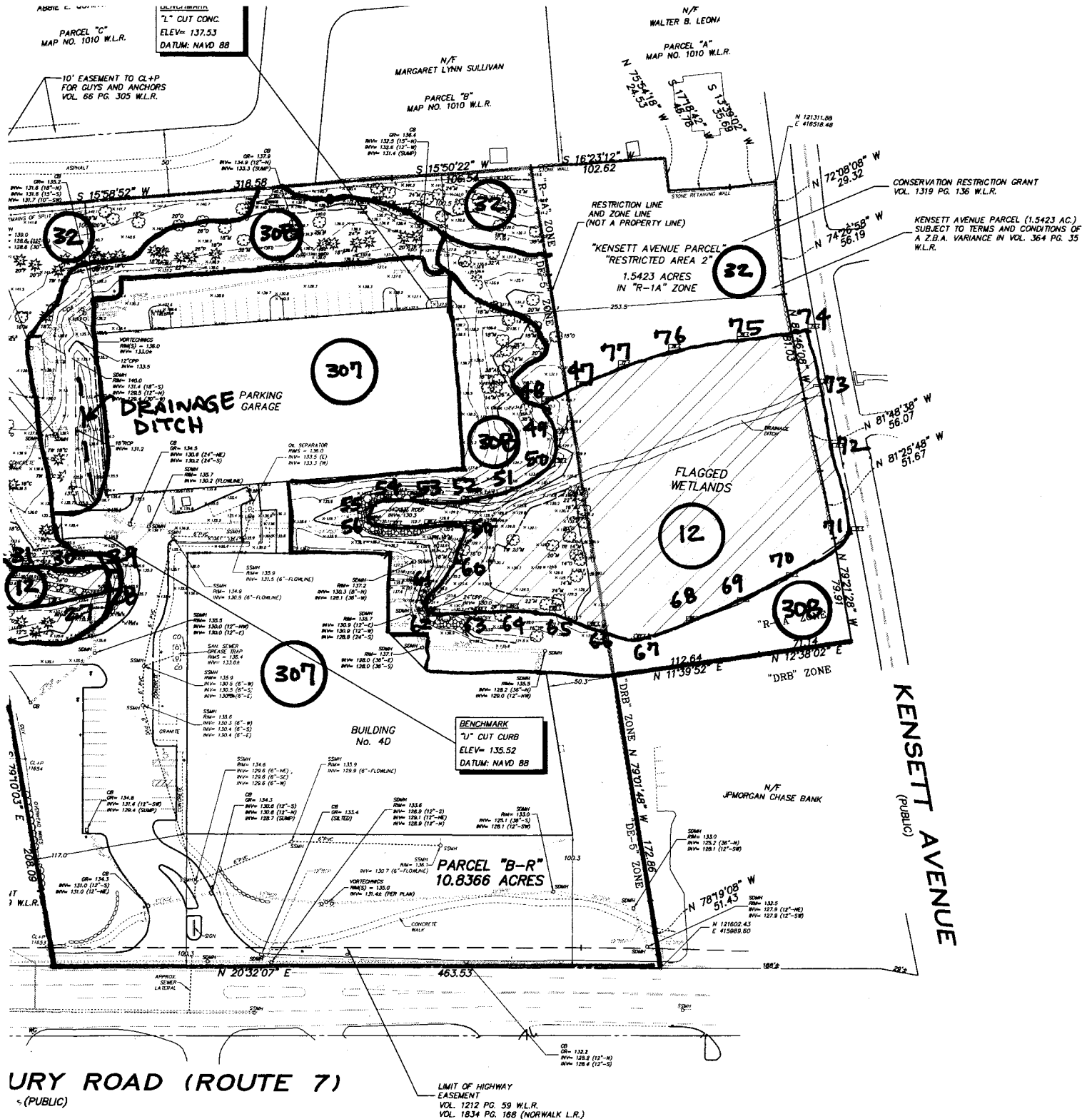
# NOT 64 DANBURY ROAD

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

## SOIL LEGEND:

### Wetland Soils:

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



notes by MLCS for questions, clearing up confusion



**NOT FOR 64 DANBURY ROAD?**

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

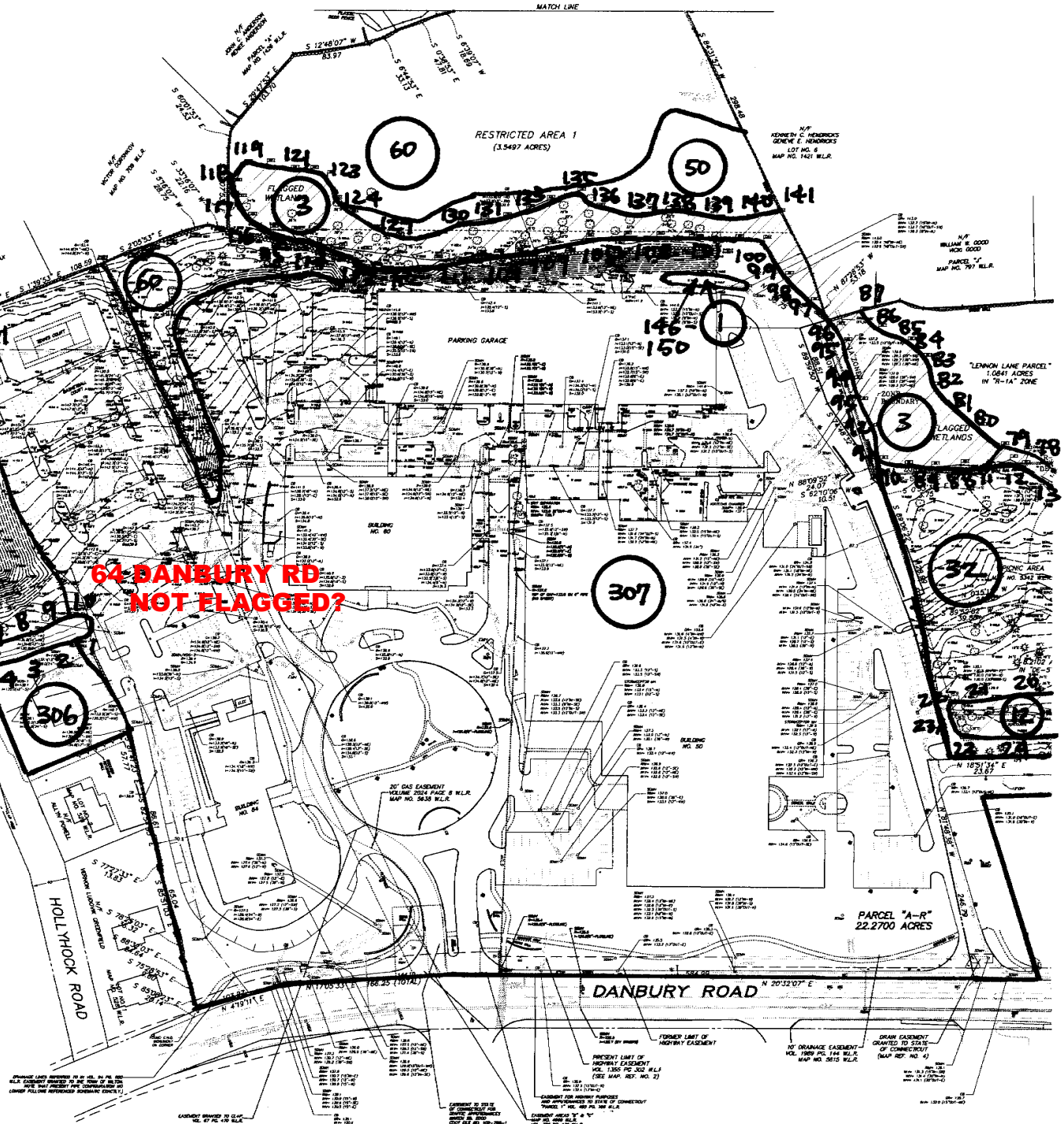
**SOIL LEGEND:**

**Wetland Soils:**

- 1 = Aquents
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**Non-wetland Soils:**

- 32 = Haven and Enfield soils
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- 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...**

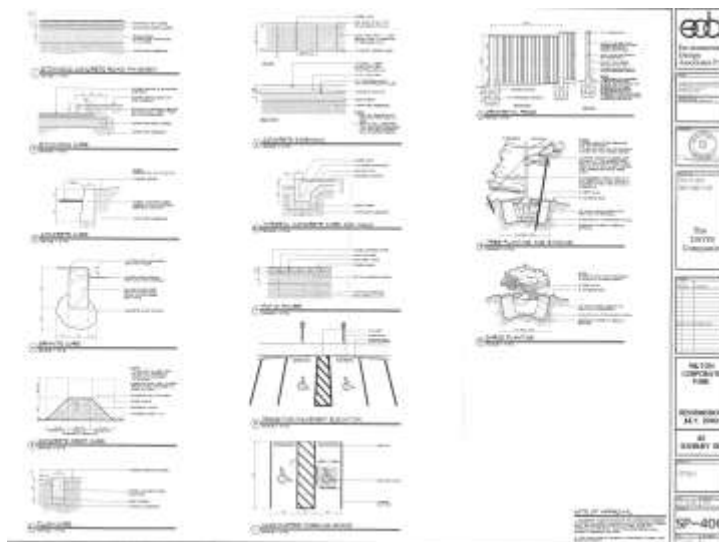
**Title Blocks? Stamp & Seal for Wetlands Map**

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

FOIL: Drawing SP-400, full size, legible, original & all revisions - alleged replacement drawing, planting plan, wetlands planting plan, wetland mitigation plan replacement of SP-300

- the SP-400 Drawing I find in the submitted & approved permit documents, is a detail page of planting detail and concrete detail and other details.

- When will the planting behind the Parking Garage of 40 Danbury Road, and along the forever existing Swales, be completed? Privacy Screening would be great.



FOIL: Drawing SP-300, full size, legible - last revision

FOIL: Resolution #201-P, Conditions of Approval for Special Permit

<b>RESUBMISSION JULY, 2002</b>	
<b>40 DANBURY RD</b>	
Sheet: 001 <b>DETAILS</b>	
Scale: AS SHOWN	Scale: BFM
Sheet: 001 <b>SP-400</b>	
SP-400	Job Number: 7-3-02

<b>NOTE OF APPROVAL</b>	
1. ACCORDING TO SECTION 8-10 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 FEBRUARY 28, 2006.	
2. FOR CONDITIONS OF APPROVAL FOR SPECIAL PERMIT, SEE RESOLUTION #201-P.	

FOIL: Copy of full size, legible, Wetland Map/Zoning Map/Survey stamped & sealed by Professional Engineer or Professional Licensed Surveyor, depicting Wetland Locations, Wetland Flagging, Wetland Setbacks, which goes with the Soils Report & Partial Sketch of Soil Survey by Otto Theall dated February 17, 2000 with Revised date October 2, 2000, Titled "Sketch of Soil Survey, Perkin Elmer Property, 50-64 Main Avenue, Wilton Connecticut, Otto R. Theall, Professional Soils Scientist, October 2, 2000

\*See Page 122 & 123 of Attached File 'File Docs 4 of 5.pdf'

**OTTO R. THEALL**  
**PROFESSIONAL SOIL SCIENTIST**  
**PROFESSIONAL WETLAND SCIENTIST**  
 2 LLOYD ROAD  
 NORWALK, CONNECTICUT 06850-1908  
 TELEPHONE AND FAX (203) 845-0278

**WETLAND INVESTIGATION REPORT**  
**PERKIN ELMER PROPERTY**  
**50-64 MAIN AVENUE**  
**WILTON, CONNECTICUT**  
**FEBRUARY 17, 2000**  
**REVISED OCTOBER 2, 2000**

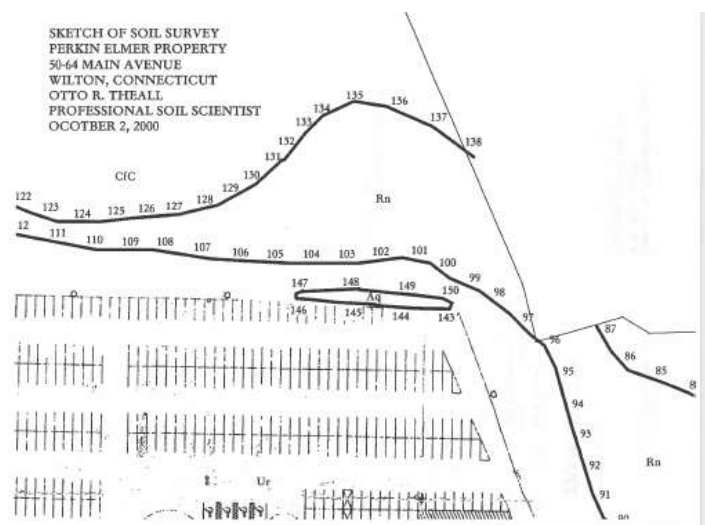
I conducted an on-site investigation of the soils on the Perkin Elmer property at 50-64 Main Avenue in Wilton, Connecticut on February 1, 2, 3, 4 and 17, 2000. The investigation for wetland soils was conducted in the field by inspection of approximately 300 soil samples taken with an auger.

Several inland wetland areas were marked in the field with orange flags, numbered 1 through 10, 11 through 40, 41 through 46, 47 through 77, 78 through 87, 88 through 138 and 139 through 142. The wetland soils on the property consist of Raypol silt loam (Rt) and Ridgebury, Leicester and Whitman extremely stony fine sandy loams (Rn). The non-wetland soils on the property consist of Charlton fine sandy loam, 8 to 15 percent slopes (CfC), Charlton very stony fine sandy loam, 8 to 15 percent slopes (ChC), Haven silt loam, 0 to 3 percent slopes (HcA), Urban land (Ur) and Udorthents, smoothed (UD).

During the February site visits, there was an area on the southeast side of the main parking lot that was covered with a snow bank and was not sampled for wetland soils. I returned to the site on October 2, 2000 and found that a small area of wetlands existed in that location. The wetland area was marked in the field with orange flags numbered 143 through 150. The wetland soils consist of Aquents (Aq).

Respectfully submitted:

*Otto R. Theall*  
 Otto R. Theall  
 Professional Soil Scientist



FOIL: Copy of full size, legible, Wetland Sketch of 50-64 Danbury Road, by Professional Soil Scientist Otto Theall, which coincides with February 17, 2000 Soils Report and Revised Soils Report dated October 2, 2000

FOIL: Property Card for Property Noted on \*Page 57 of Attached File 'File Docs 5 of 5.pdf' as 3. East Central Wetland Hilltop Corridor'.

- Proof of Communication with Owners regarding request to remove asphalt (not gravel as repeatedly noted incorrectly in WCP Submittal documents) asphalt driveway Over Private Parcels on the 4-parcel Subdivided Lennon Lane Lot, Landlocked Parcel C & Landlocked Parcel B. I as Owner of Landlocked Parcel B, did not receive a request from Owners of 40 Danbury Road nor any Owners of WCP to remove any driving way portions located on our Landlocked Private Property.
- When will the Bird nests and plantings / landscaping be installed at the Wetlands along Kensett Avenue and at Landlocked Lennon Lane Lot Parcel D, Tax Map 67-1, 3 Lennon Lane?

- The Wetlands at the South Wilton Area at and surrounding 50-64 Danbury Road, 36-40 Danbury Road, and 3 Lennon Lane, consist of Bear, Deer, Bobcat, Pileated Woodpeckers couples which return each year, frogs, salamanders, snakes, lizards..

As noted by Pat Sesto, Some Submittal Drawings are missing stamps & seals - invalid/not legal drawings ??

Please note the Drainage Manuals from the year 2000 Submittal Documents, show Four (4) Watershed Systems. There are Four Watershed Systems throughout WCP, correct?

- Why does WCP not call 3 Lennon Lane, 3 Lennon Lane? Why does the Project Team & Wilton Staff repeatedly allow repeatedly allow the not labeling of 3 Lennon Lane for what it is, Tax Map 67-1, Landlocked Parcel D at the 4-Parcel Subdivided Lennon Lane Lot?

- Landlocked 3 Lennon Lane is to remain Open Space.

- The Deed for 3 Lennon Lane gives rights to the population in & to the Brook at 3 Lennon Lane.

- According to 3 Lennon Lane Demolition Documents, 64 Danbury Road is responsible for (future) Landscaping of 3 Lennon Lane. \*See 3 Lennon Lane Demolition Documents filed in the Wilton, CT Town Clerk's Office.

**TABLE A**

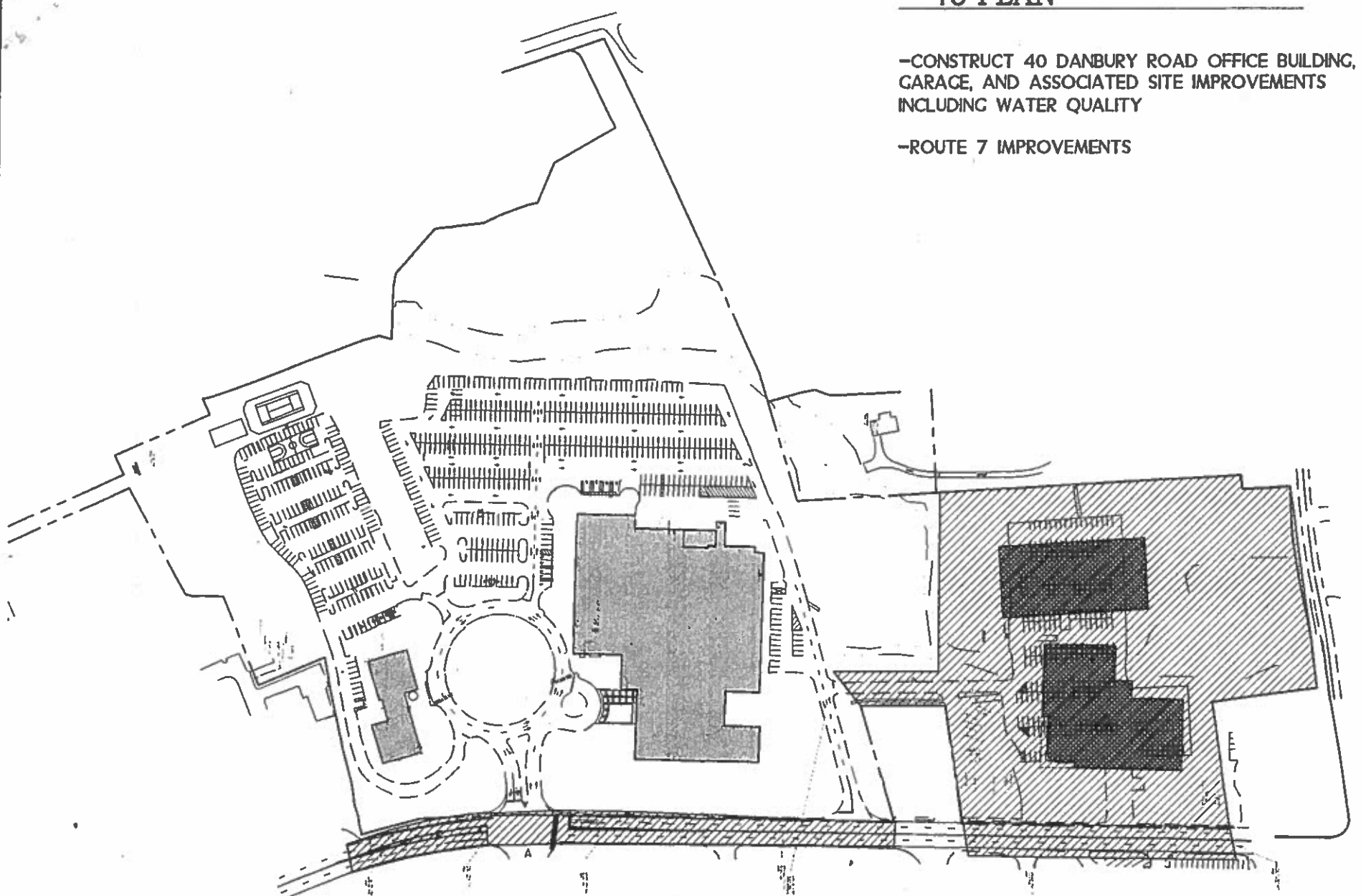
Pollutant	REDUCTION IN POLLUTANT LOAD											
	Watershed A			Watershed B			Watershed C			Watershed D		
	Exist. (lbs.)	Prop. (lbs.)	% Removal	Exist. (lbs.)	Prop. (lbs.)	% Removal	Exist. (lbs.)	Prop. (lbs.)	% Removal	Exist. (lbs.)	Prop. (lbs.)	% Removal
Total N	18.11	7.72	57.36	15.23	5.67	62.74	9.32	2.86	69.33	2.38	0.85	84.39
Total P	2.52	0.89	64.43	2.12	0.69	67.28	1.30	0.35	73.19	0.33	0.09	71.45
Sediment	377.43	77.68	79.42	317.50	71.17	77.58	194.34	21.71	88.83	48.68	7.88	84.13
Zinc	0.96	0.23	76.02	0.81	0.21	73.68	0.50	0.05	89.68	0.13	0.02	81.42
Copper	0.98	0.27	72.84	0.83	0.23	71.64	0.51	0.06	87.94	0.13	0.03	78.25
Lead	0.26	0.06	76.02	0.22	0.06	73.68	0.13	0.01	89.68	0.03	0.01	81.42



## 40 PLAN

-CONSTRUCT 40 DANBURY ROAD OFFICE BUILDING,  
GARAGE, AND ASSOCIATED SITE IMPROVEMENTS  
INCLUDING WATER QUALITY

-ROUTE 7 IMPROVEMENTS



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



## Wilton Corporate Park

Wilton, Connecticut



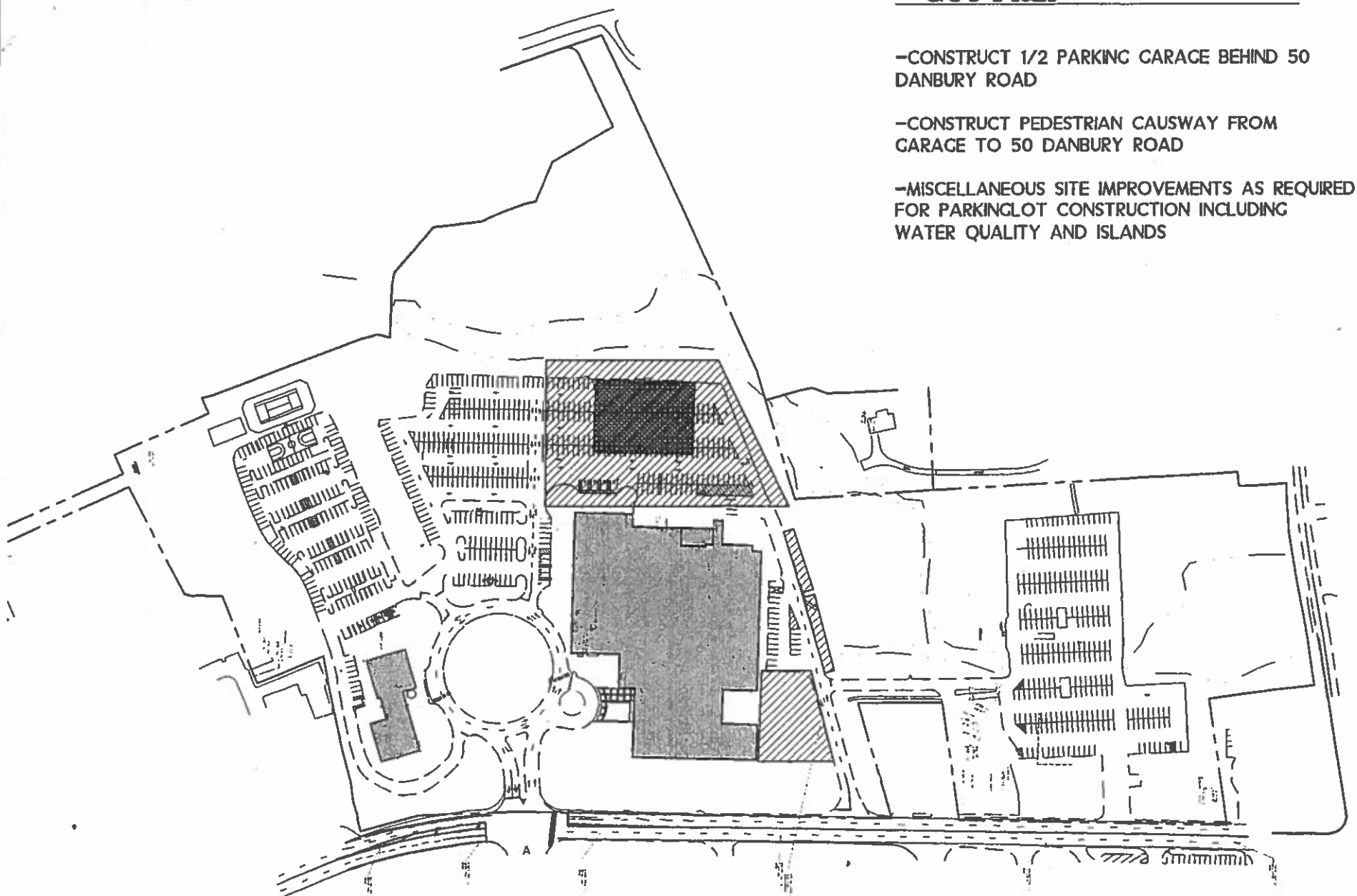
## 40 PLAN

**ed** Environmental Design Associates PC  
1000 Main Street, Suite 200, Wilton, Connecticut 06897  
Telephone (203) 426-1111 Fax (203) 426-1111  
MP-MX

THE DAVIS COMPANIES

## G50 Plan

- CONSTRUCT 1/2 PARKING GARAGE BEHIND 50 DANBURY ROAD
- CONSTRUCT PEDESTRIAN CAUSWAY FROM GARAGE TO 50 DANBURY ROAD
- MISCELLANEOUS SITE IMPROVEMENTS AS REQUIRED FOR PARKINGLOT CONSTRUCTION INCLUDING WATER QUALITY AND ISLANDS



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

# Wilton Corporate Park

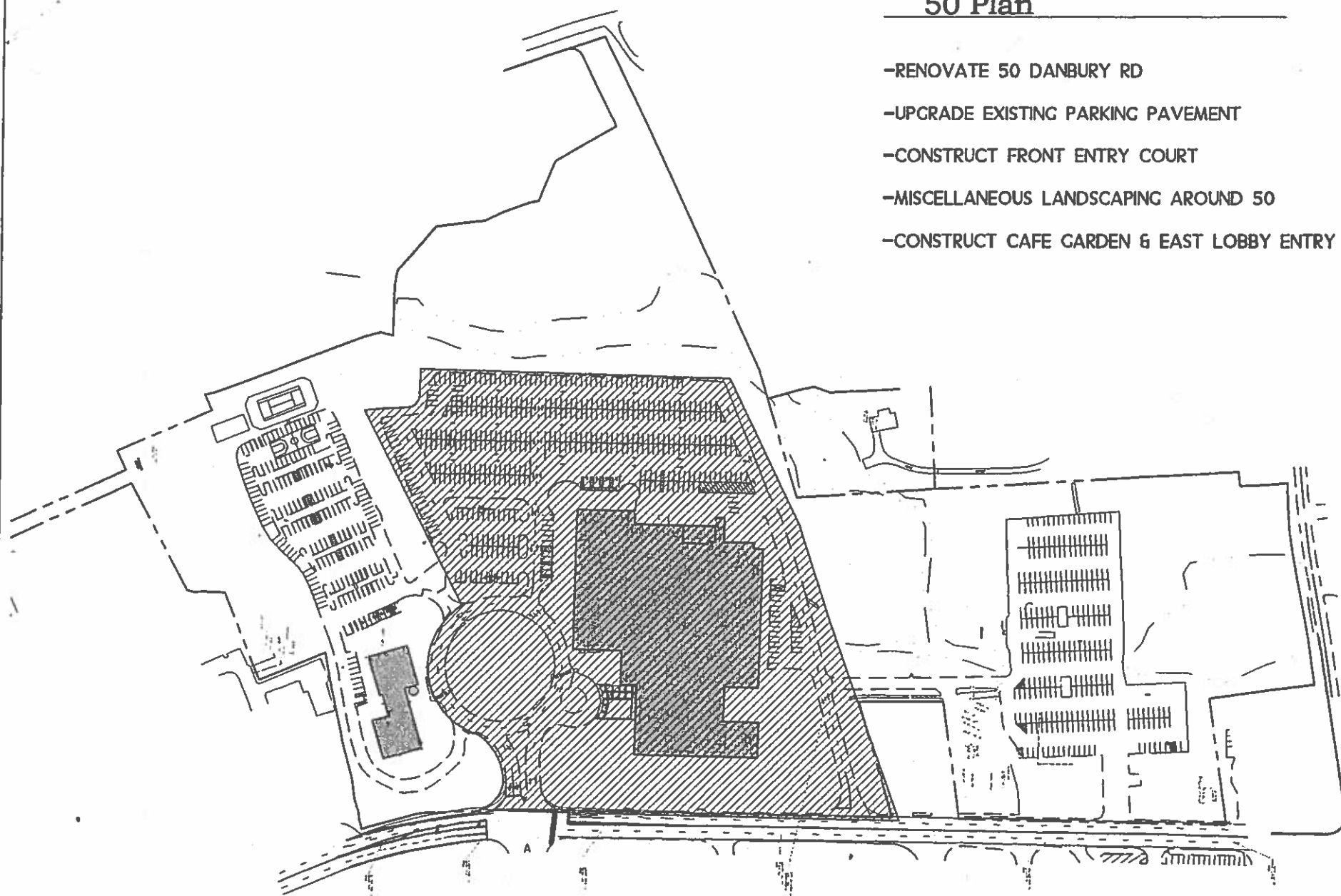
Wilton, Connecticut



**G50 PLAN**  
Environmental Design Associates, PC  
1000 Main Street, Suite 200  
Wilton, CT 06897  
Tel: 203.261.1234  
Fax: 203.261.1235  
MP-MX

## 50 Plan

- RENOVATE 50 DANBURY RD
- UPGRADE EXISTING PARKING PAVEMENT
- CONSTRUCT FRONT ENTRY COURT
- MISCELLANEOUS LANDSCAPING AROUND 50
- CONSTRUCT CAFE GARDEN & EAST LOBBY ENTRY



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

# Wilton Corporate Park

Wilton, Connecticut



ed

50 PLAN

Environmental Design Associates, PC  
1000 Main Street, Suite 200, Wilton, CT 06897  
Tel: (203) 426-1100 Fax: (203) 426-1101

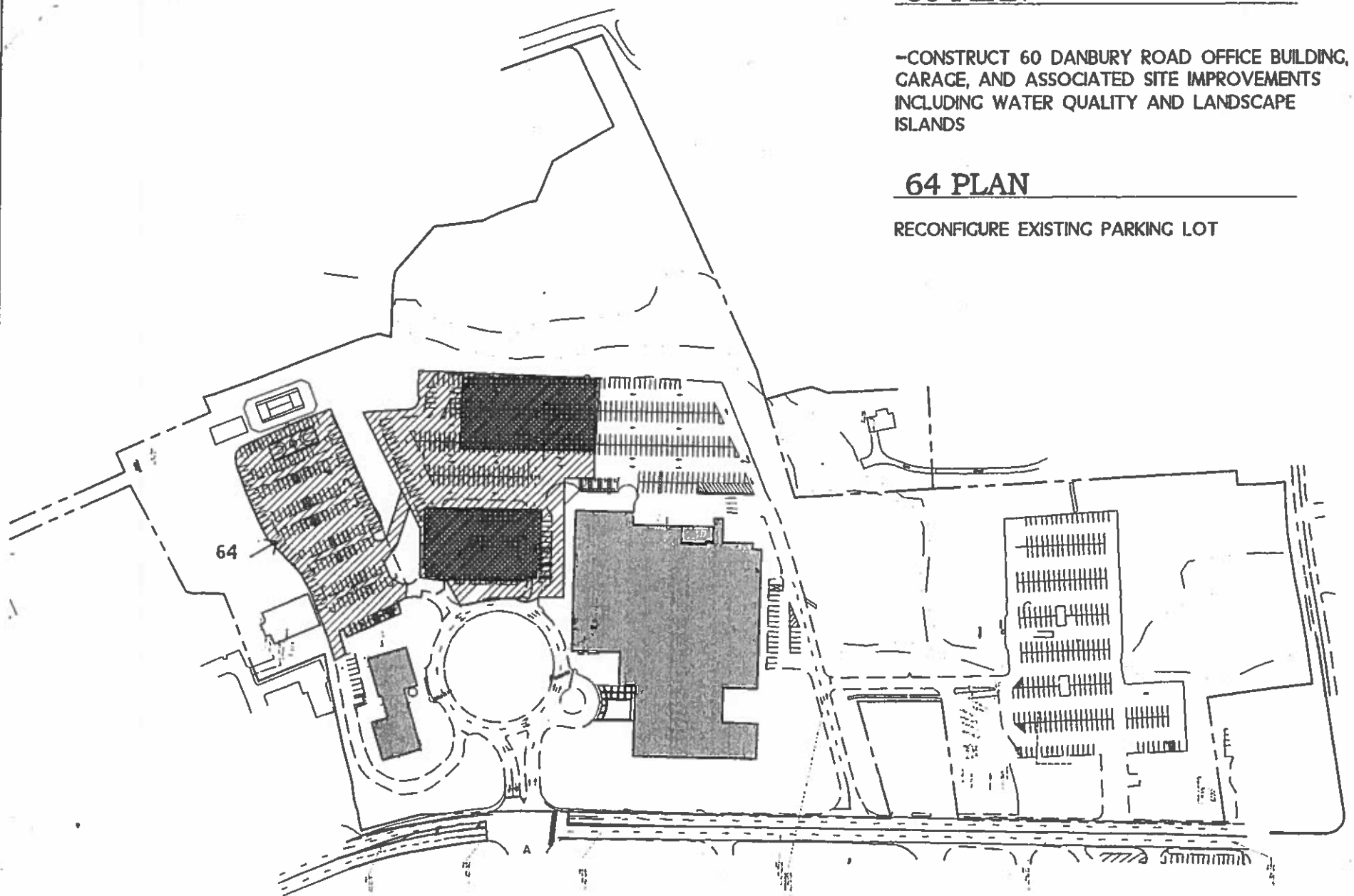
MP-MX

## 60 PLAN

-CONSTRUCT 60 DANBURY ROAD OFFICE BUILDING, GARAGE, AND ASSOCIATED SITE IMPROVEMENTS INCLUDING WATER QUALITY AND LANDSCAPE ISLANDS

## 64 PLAN

RECONFIGURE EXISTING PARKING LOT



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

# Wilton Corporate Park

Wilton, Connecticut



60 & 64 Plan



Environmental Design Associates, PC  
1000 Main Street, Suite 200, Danbury, CT 06810  
(203) 753-1111 FAX (203) 753-1112

MP-MX



## Submission Documents

for

40, 50, 60, & 64 Danbury Road  
(Former Perkin-Elmer Site)  
Wilton, Connecticut

**FILE COPY  
RECEIVED**

NOV 27 2000

WILTON  
INLAND WETLAND  
COMMISSION

## Environmental Narrative And Staging Plans

for

The Davis Companies  
187 Danbury Road  
Wilton, Connecticut  
November 22, 2000

  
Environmental Design Associates PC  
Landscape Architects, Site & Environmental Planners  
78 Danbury Road  
Wilton, Connecticut



## **ENVIRONMENTAL NARRATIVE**

### **PROPOSED ACTIVITY:**

The Applicant proposes the construction of two three-story office buildings, two parking structures, renovation of existing buildings, demolition of some of the site's smaller buildings, adding significant landscaping and stormwater management and water quality systems. The implementation of the Master Plan meets the objectives in the Plan of Conservation and Development to align zone lines with boundary lines where feasible and to provide appropriate development within appropriate zones within the Town of Wilton.

### **ALTERNATIVES TO PROPOSED PLAN :**

In addition to applying the best management practices (i.e.; employing proper erosion control measures and avoiding wetland impacts where possible), several measures are proposed for the renovation of stormwater runoff prior to release into regulated areas. Please refer to the biological evaluation prepared by Environmental Land Solutions, LLC (ELS) dated October 25, 2000 DRAFT, revised to 11/15/2000 for details.

Several other alternative development layouts were studied in detail and include the following:

1. **MOVE BUILDING 40 GARAGE TO THE NORTH TOWARDS EXISTING BUILDING 50:** This alternative minimizes any possible impact to the wetland areas at the southern end of the site. This alternative proposed moving the Building 40 parking garage in a northerly direction away from the Kensett Avenue parcel including the existing wetland. This alternative intrudes into the existing wooded park and open space which is a major environmental feature and site amenity that we are trying to preserve. In addition, this relocation will locate the garage structure closer toward the central wetland corridor and an intermittent watercourse that traverse through the park/woods site. In our opinion, the proposed building location is the optimal location that will result in a minimal impact to the park area and associated wetland/watercourse corridor and the wetland areas within the Kensett Avenue parcel. We believe that this option would have a greater impact on the wetlands and watercourses on site.
2. **ACCESS DRIVE FROM KENSETT AVENUE:** This alternative proposed an access drive from Kensett Avenue to the Building 40 parking garage with a zone change of the existing 1.8 acres 7 Kensett Avenue parcel from R-1A, residential, to DE-5, design enterprise district. This alternative was rejected due to its impact on the existing wetland area on this parcel, as well as the potential adverse impact on the neighbors

3. **MAXIMIZE ON-GRADE PARKING AND MINIMIZE USE OF STRUCTURED PARKING:** This alternative would propose that the parking be spread out on-grade with minimal required structured parking rather than a large portion of the parking being accommodated by multi-level structured parking. Additional paving would then be required beyond the confines of existing paved areas, resulting in loss of vegetation, extensive grading, and increased impervious coverage required to achieve this goal. In addition, this alternative would place parking areas closer to the neighbors and the extensive natural vegetated buffer spaces as included within the proposed Master Plan would be substantially reduced. .
4. **RE-ORIENTATION OF 40 DANBURY ROAD OFFICE BUILDING:** This alternative proposed moving Building 40 to the north and flipping the entrance drive and entry to the south side of the building. The benefit of moving the building further away from the south wetland would be offset by the need to locate an on-site drive and parking pavement in its place, not to mention the fact that Building 40 would be moving closer to the central watercourse and wetland corridor, and open space picnic area. The resulting road configuration would be awkward and could create problems from vehicular circulation standpoint due to the close proximity to the intersection of Kensett Avenue and Route 7. In addition, this plan would have increased routine human disturbance adjacent to the wetland area within the Kensett Avenue parcel to include vehicles, snow plowing, salt, sand, etc. and make the vehicular connection from the 40 Danbury Road development and the rest of the site very awkward.

#### **PROPOSED PLAN:**

The plan as proposed provides for an overall reduction in paved area and site coverage. The majority of development is to take place over areas that are already paved and much of the site's existing on grade parking will be replaced with two new parking structures. Short-term disturbance of non-paved areas will occur in some areas during construction but these areas will rapidly recover after topsoiling, seeding and planting operations at project completion. Significant landscaping will be installed throughout the site and along the property frontage to enhance the quality of the site as well as the streetscape in this area. It is our opinion that this alternative is the best solution to the program of development, and therefore is proposed.





Foreign Members, Visas and Immigration Policies  
 Foreign Bank #2 for JFF India, Corruption  
 JFF Secretary (2004-2005)  
 (2004-2005)

Page 1 of 1

Page 4

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[illegible]

## ALTERNATIVE PLAN

Class	NY/SH
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ALP-#1

11-14-00	-
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SCALE = 1" = 60'



Verbinden

1994

\_\_\_\_\_

[illegible]

NY/24

11-14-00	-
----------	---

SCALE= 1'=60'





Page 2 of 2

**Order & Name**

\_\_\_\_\_

[illegible]

## ALTERNATIVE PLAN

1° = 163°	24° / 25°
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ALP-#3

11-14-00	-
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24-00000 24-00 00  
24-00000 24-00 00

3579

114

[illegible]

ALTERNATIVE  
PLAN

Class	NY/
-------	-----

24/00000-00

ALP-#4

11-14-CO	-
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SCALE= 1"=60'



**MITIGATION – REFER TO DRAWING SP-400 AND THE BIOLOGICAL EVALUATION BY ELS:**

The Applicant proposes to record a Declaration of Land Use Restrictions on the Wilton Land Records. The eastern wooded area and the Kensett Avenue parcel shall be reserved in perpetuity as a wooded area with the exception that walking and jogging trails, landscaping and associated drainage, subsurface utilities and signage may be constructed, installed, maintained and repaired. The Kensett Avenue parcel, known as "Area 2 shall remain a residential zone and "shall be reserved in perpetuity as a wooded area with the exception that debris and other materials will be removed from the parcel.

The central park area will remain undeveloped with the exception of the minor intrusions shown within the Master Plan. An existing drainage ditch/water course within this picnic area will have its bed and edge character enhanced to improve stabilization and aesthetics. A significant portion of the lawn area will be allowed to revert naturally to a meadow condition. Significant wetland plantings will be added within this wetland corridor.

The above noted central wetland corridor running through the central park area, is currently piped from the park area to the south side of the existing parking lot. This pipe will be relocated with a new pipe which will direct the water into an energy dissipator and an opened watercourse channel between the office building and the parking structure. This thereby creates approximately linear feet of additional watercourse, will provide some additional wildlife habitat and will control the velocity of the released water.

A small parking lot for 20 cars is proposed for the north end of the site. Building number 8 is to be demolished to make room for this work. Areas disturbed by construction outside of the new parking lot will be topsoiled and seeded. A 20 foot minimum buffer shall be maintained between the parking and Copt's Brook with the existing vegetation being maintained. This buffer strip shall be enhanced with the planting of a row of native shrubs.

As a final part of the mitigation plan, the Applicant will be initiating a Stormwater Management Plan. This proposed plan was designed to meet Connecticut Department of Environmental Protection's (DEP) requirement of 80 percent removal of suspended solids from site storm water discharge. Runoff from the proposed building roofs, parking levels, driveways and sidewalk areas will be collected by a system of catch basins, pipes and manholes and will be directed toward a water quality structure before discharging into an infiltration system sized to accommodate a ½ " rainfall.

More intense rainfall events, after initially discharging into the infiltration system would bypass the system and enter the on-site drainage system and outlet the site. The oil/grit separators, swirl separators, drainage inlets, infiltration system and vegetation lined channels will function to remove suspended solids and pollutants from storm water runoff.

In summary, these noted mitigation measures clearly exceed any impact to the existing wetlands and watercourses as a result of initiating the Master Plan of Development.. The temporary disturbance to a small area of wetlands that may occur during construction will be quickly restored and fully recover.

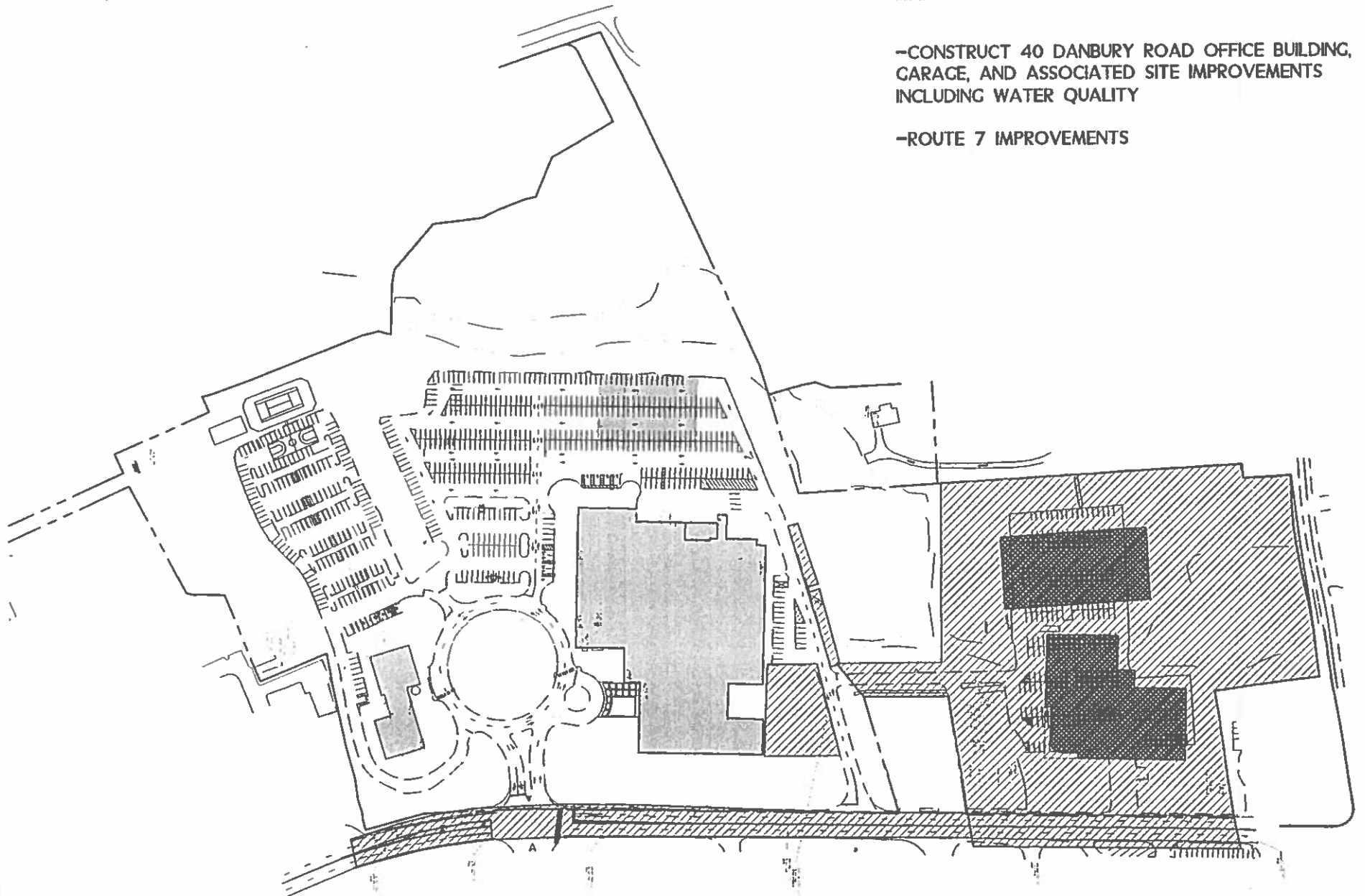




## 40 PLAN

-CONSTRUCT 40 DANBURY ROAD OFFICE BUILDING,  
GARAGE, AND ASSOCIATED SITE IMPROVEMENTS  
INCLUDING WATER QUALITY

-ROUTE 7 IMPROVEMENTS



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

## Wilton Corporate Park

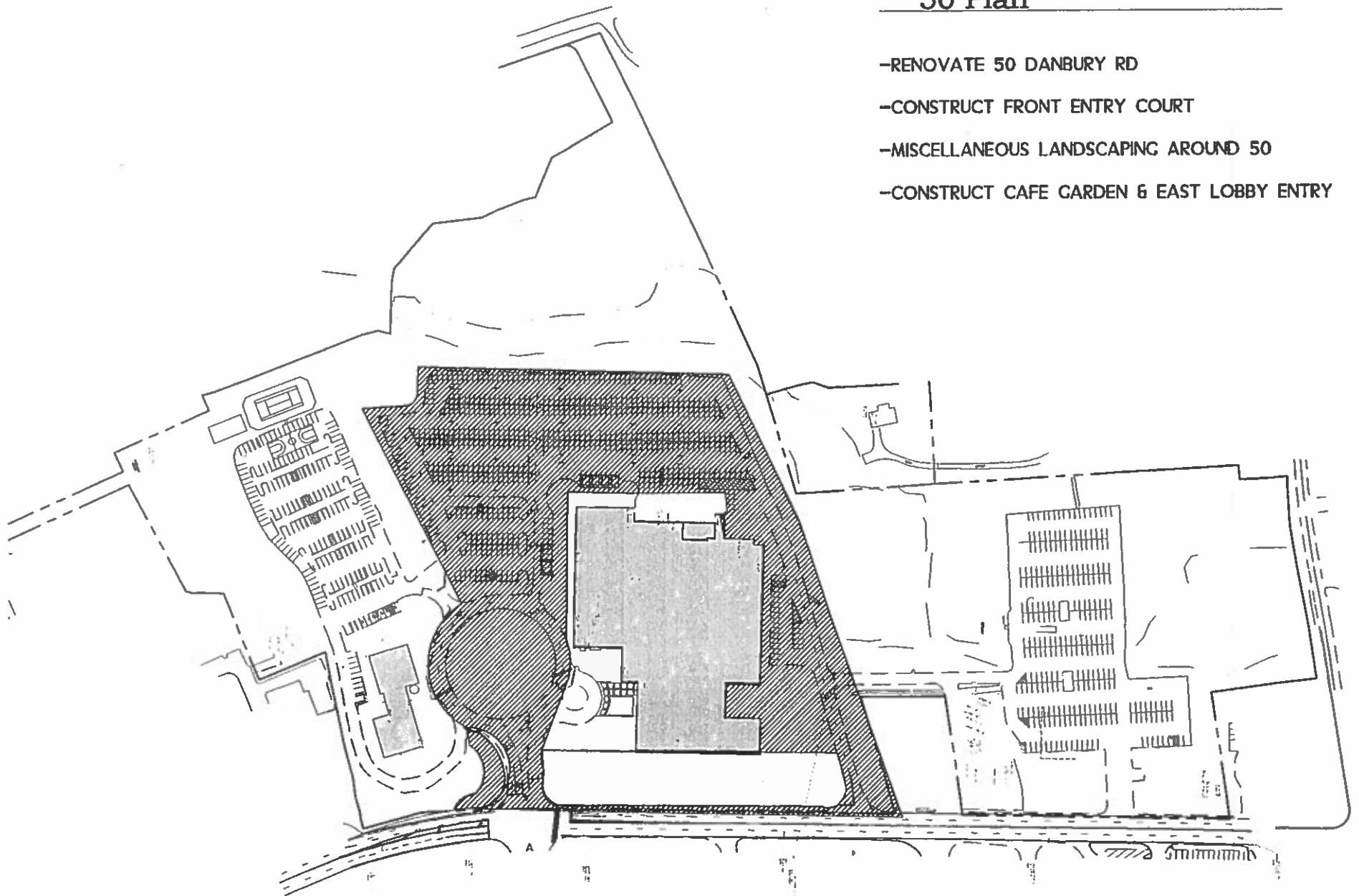
Wilton, Connecticut



40 PLAN  
Environmental Design Associates, P.C.  
Environmental Design Associates, P.C.  
1000 Main Street, Suite 200, Wilton, Connecticut 06097  
Phone: (203) 762-0000 Fax: (203) 762-0001  
MP-40X

## 50 Plan

- RENOVATE 50 DANBURY RD
- CONSTRUCT FRONT ENTRY COURT
- MISCELLANEOUS LANDSCAPING AROUND 50
- CONSTRUCT CAFE GARDEN & EAST LOBBY ENTRY



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

## Wilton Corporate Park

Wilton, Connecticut



## 50 PLAN

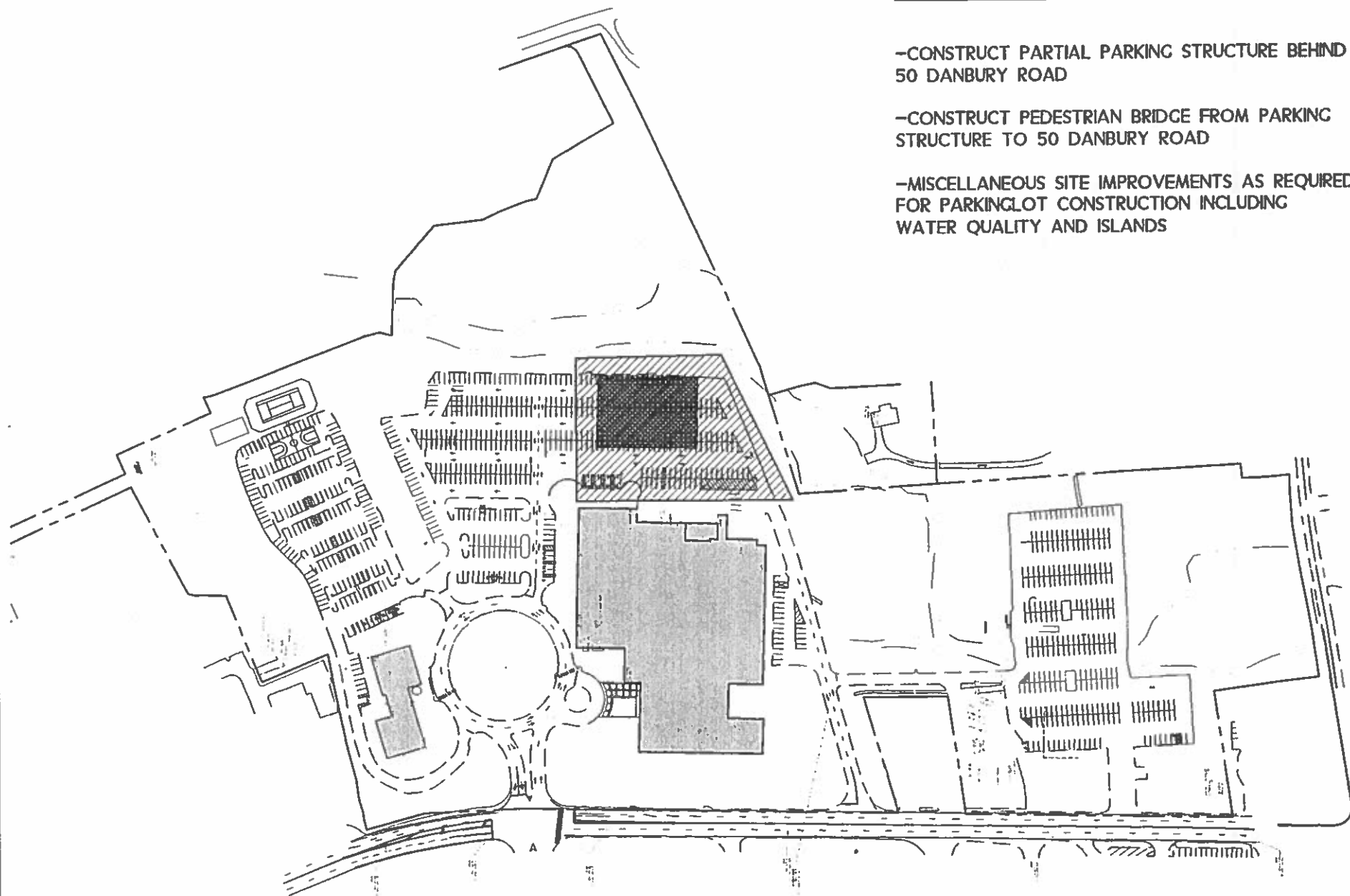
Environmental Design Associates, PC  
Environmental Design Associates, Inc. and Environmental Design Associates, PC  
20 Danbury Road, Suite 200, Danbury, Connecticut 06810  
Telephone: (203) 747-0000 Fax: (203) 747-1000  
MP-MAX

## G50 Plan

-CONSTRUCT PARTIAL PARKING STRUCTURE BEHIND  
50 DANBURY ROAD

-CONSTRUCT PEDESTRIAN BRIDGE FROM PARKING  
STRUCTURE TO 50 DANBURY ROAD

-MISCELLANEOUS SITE IMPROVEMENTS AS REQUIRED  
FOR PARKINGLOT CONSTRUCTION INCLUDING  
WATER QUALITY AND ISLANDS



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

## Wilton Corporate Park

Wilton, Connecticut



## G50 PLAN

Environmental Design Associates PC  
100 Danbury Road, Suite 200, Danbury, CT 06810  
(203) 754-0000

MP-MX



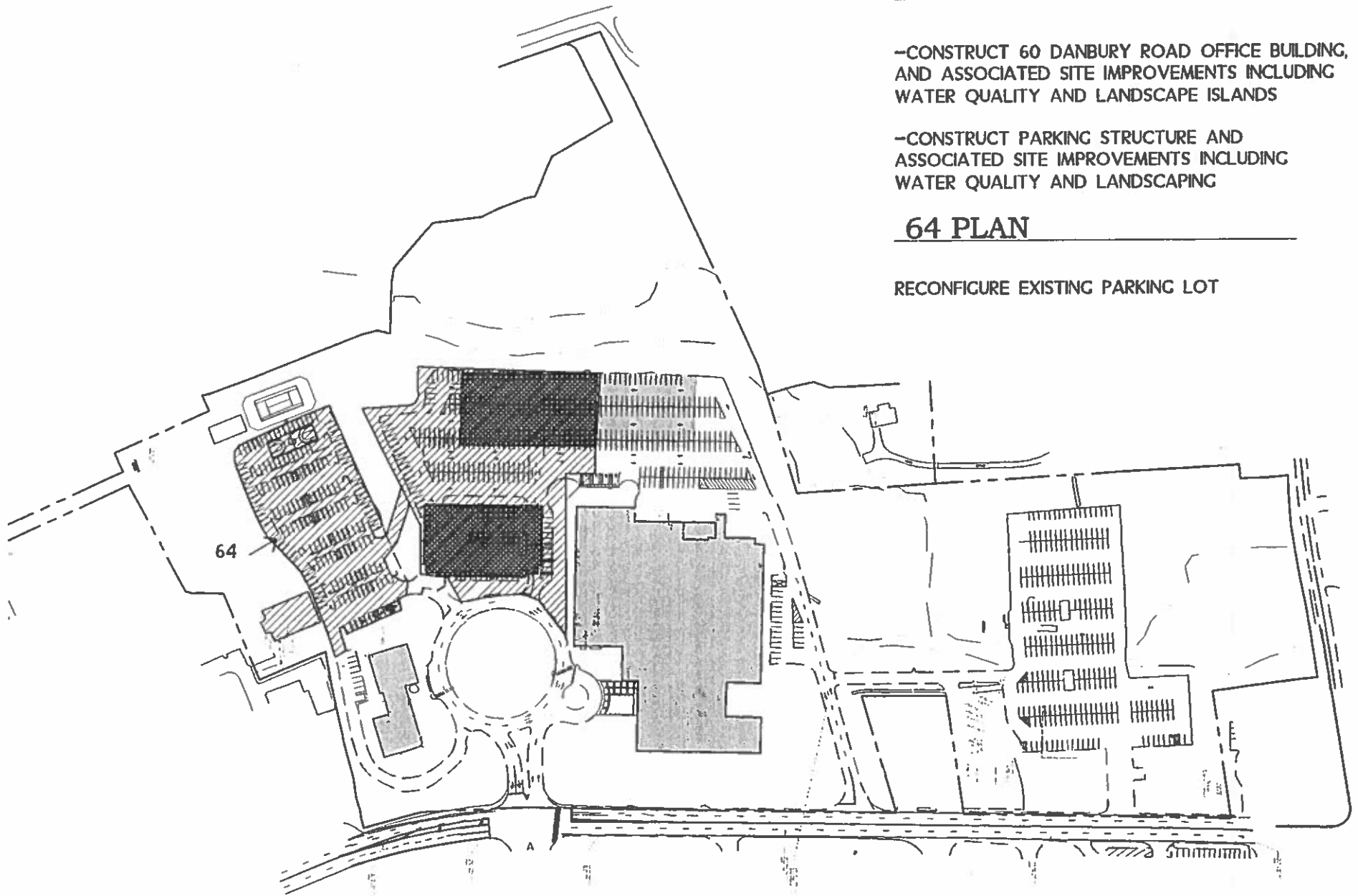
## 60 PLAN

-CONSTRUCT 60 DANBURY ROAD OFFICE BUILDING,  
AND ASSOCIATED SITE IMPROVEMENTS INCLUDING  
WATER QUALITY AND LANDSCAPE ISLANDS

-CONSTRUCT PARKING STRUCTURE AND  
ASSOCIATED SITE IMPROVEMENTS INCLUDING  
WATER QUALITY AND LANDSCAPING

## 64 PLAN

RECONFIGURE EXISTING PARKING LOT



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

# Wilton Corporate Park

Wilton, Connecticut



60 & 64 Plan

Environmental Design Associates, P.C.  
Landscape Architects, Site and Environmental Planners  
1000 Main Street, Suite 200, Wilton, Connecticut 06897  
Telephone: (203) 762-8838 Fax: (203) 762-7741  
MP-JAX

RECEIVED

NOV 27 2000

WILTON  
INLAND WETLAND  
COMMISSION

**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

(203) 762-9000  
FAX: (203) 834-1628

J. CASEY HEALY  
ADMITTED IN CONNECTICUT AND  
GEORGIA  
EXT. 305

156 WEST 56TH STREET  
NEW YORK, NY 10019  
TELEPHONE: (212) 757-0434  
FAX: (212) 262-1215

November 27, 2000

FILE COPY

**To Be Delivered By Hand**

Inland Wetlands Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attention: Ms. Patricia Sesto - Director of Environmental Affairs

Re: DIV Fifty, LLC - Applications for Wetland Permits  
Premises: 40, 50 and 60 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorneys for DIV Fifty, LLC, we hereby submit eleven (11) copies of the following:

1. Property Survey Showing Consolidation of Parcels prepared by Rocco V. D'Andrea, Jr. ("D'Andrea") dated November 7, 2000.
2. Layout Plan (SP-100) prepared by Environmental Design Associates, P. C. ("EDA") dated November 14, 2000.
3. Grading Plan (SP-200) prepared by EDA dated November 14, 2000.
4. Planting Plan (SP-300) prepared by EDA dated November 14, 2000.
5. Wetland Planting Plan (SP-400) prepared by EDA dated November 14, 2000.
6. Details (SP-500) prepared by EDA dated November 14, 2000.
7. Impact Statement and Staging Plan Prepared by EDA dated November 22, 2000.
8. Drainage and Utility Plan (CE-1) prepared by Allan Davis Associates ("Davis") dated November 15, 2000.

Inland Wetlands Commission  
November 27, 2000

9. Sedimentation and Erosion Control Plan (CE-2) prepared by Davis dated November 15, 2000.
10. Sedimentation and Erosion Control Notes, Narrative and Details (CE-3) prepared by Davis dated November 15, 2000.
11. Drainage Details (CE-4) prepared by Davis dated November 15, 2000.
12. Sanitary and Drainage Details (CE-5) prepared by Davis dated November 15, 2000.
13. Engineering Report prepared by Davis dated November 14, 2000.
14. Environmental Narrative prepared by EDA dated November 22, 2000.
15. Biological Evaluation prepared by Environmental Land Solutions dated November 3, 2000 and revised November 16, 2000

Very Truly Yours,

GREGORY AND ADAMS, P.C.

By

  
J. Casey Healy

JCH:mls

Enclosures

cc: Mr. David P. Fiore - The Davis Companies  
Mr. Paul R. Marcus - The Davis Companies  
Richard Rudman, Esq. - Hill and Barlow  
Messrs. John Block and Allan Davis - Allan Davis Associates  
Mr. Richard Kent - Environmental Design Associates  
Mr. George Perham - Antinozzi Associates





Slayback & Popp Associates  
**Environmental Land Solutions, LLC**  
Environmental Analysis, Landscape Architecture & Planning

November 3, 2000  
November 16, 2000 (Revised)

Wilton Inland Wetlands and Watercourses Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Re: Inland Wetlands and Watercourses Application  
36 - 64 Danbury Road, Wilton

**RECEIVED**

**NOV 27 2000**

WILTON  
INLAND WETLAND  
COMMISSION

**FILE COPY**

Dear Commission Members:

DIV Fifty, LLC, an affiliate of The Davis Companies of Wilton, Connecticut proposes the redevelopment of two parcels of land located at 36 to 42 and at 50 to 64 Danbury Road. The property contains inland wetlands and watercourses, which have been field-identified and flagged by Otto Theall, certified Soil Scientist of Norwalk, CT. The regulated boundaries are shown on the existing conditions topographic map prepared by Rocco V. D'Andrea, Inc. and submitted with the wetland application materials. The proposed development will entail the deposition and removal of greater than 100 cubic yards (cy) of material within regulated areas which are defined as wetlands and watercourses, the respective 50' and 100' setbacks, and slopes with a grade in excess of 20% within 50' of a wetland or within 100' from a watercourse. Refer to the definition "Significant Regulated Activity" under Section 2.1.z.3.a. of the Inland Wetlands and Watercourses Regulations of the Town of Wilton. The following biological evaluation has been prepared in conformance with the stated requirements of Section 7.6.c. of the Regulations.

Environmental Land Solutions, LLC (ELS) has been authorized by the Owner to prepare this evaluation and to participate in the site planning process as it relates to regulated areas. This study is based on site inspections made on 8/28/00, 10/13/00 and 10/19/00; review of pertinent natural resource data; and review of the following plans and reports:

1. "Site Improvements, Danbury Road, Wilton, Connecticut - Property Survey, Topographic Survey," prepared by Rocco V. D'Andrea, Inc.
2. "Site Plans" SP100, SP200 and SP300, prepared by Environmental Design Associates, P.C. (EDA).
3. Drainage and Utility Plan, prepared by Allan Davis Associates (ADA).
4. Soil reports and sketches prepared by Otto Theall, certified Soil Scientist.

#### **Existing Conditions:**

The subject properties consist of 2 parcels which total 33.106 acres with the large, primarily square shaped parcel located fronting on Danbury Road with Kensett Avenue on the south boundary. The second parcel is on the north fronting on Danbury Road and Lennon Lane on the east. This land contains the former Perkin-Elmer office buildings, parking lots, maintenance shed, three residential buildings, tennis and volleyball courts, attendant facilities, maintained grounds and landscaping. The land within the south which is largely wooded wetlands is vacant. A segment of the land in the easternmost area contains a residence and presently is accessed over a gravel drive which extends off Lennon Lane.

The front portion of the site is fairly level to gently sloping. The eastern portion of the parcel consists of wooded slopes which rise to the east toward Whipple Road. This woodland community is grown with sugar maple, red maple, Norway maple, red oak, shagbark hickory and American elm with the maples dominating the tree canopy. Understory includes partridgeberry, Japanese knotweed, winged euonymus and aster.

#### **Inland Wetlands and Watercourses**

The inland wetlands and watercourses are interspersed throughout the two sites and constitute approximately 2.87 acres of the properties.

Copt's Brook flows into the 50 to 64 Danbury Road parcel and is collected within a stormdrain system which conveys flows under Danbury Road and into the Norwalk River. This approximate 135-foot open reach of the brook is stone-lined with maple trees and shrubs adjacent to the brook. The brook historically flowed through an open channel through the property in a southerly direction, but had been diverted and piped to the west.

There is a wetland corridor near the top of slopes in the easternmost section of the site. Understory vegetation within this eastern hillside wetland corridor is primarily winged euonymus which is not a wetland indicator plant and considered to be an invasive species. The canopy cover is described above. The formation of this wetland probably was influenced by the historic construction of an earthen/stone berm along the western edge of this area which guides stormwater runoff in a southerly direction. In addition, in the past pipes were installed perpendicular to the slopes from this wetland which collect flows and discharge into catch basins located at the bottom of the slopes. A few drainage ditches were dug in this wetland location which further guide runoff flows downslope in a southwesterly direction to the flatter

elevations.

There is a band of wetlands (wet meadow) located near the toe of slope between the centrally-located parking lot and the hillside wetland described above. This meadow strip is essentially grown with herbaceous species such as jewelweed, sedges, sweet flag, and rice cutgrass. Wild grape, bindweed, Virginia creeper and multiflora rose also grow within this vicinity. Ground water seeps from the hillside help sustain the water budget in this wetland. It appears that this wetland seep area was formed when the slopes were cut into during the past development of the land. Review of topographic maps from the 1950s and 1960s showed that a 12' cut was made into this hillside for the site commercial development which accounts for the present hillside seep wetland.

The confluence point of two watercourses, one from the eastern hillside wetlands described above and the second in a dug channel at the release point of a pipe from a northerly parking lot, forms the site's central wetland/watercourse corridor. An open channel of approximately 300' flows through a wetland lawn area. From this point the flows enter a closed drainage system which then discharges into the wooded wetland located on the 36 to 40 Danbury Road parcel on the south adjacent to Kensett Avenue. The central wetland/watercourse corridor is largely maintained as lawn with maples, oaks, and cedars scattered along the edges of the watercourses and interspersed within the lawn. There has been some erosion along portions of the banks. Some of this lawn area has been classified as inland wetlands by the soil scientist. Picnic tables are located on the eastern side of the corridor.

The wetland woodland located on the 36 to 40 Danbury Road parcel is fed by drainage collected from storm drains located within the parking areas on the site as well as the wetland/watercourse systems as noted above. A watercourse flows through this wetland with surplus drainage discharging into a 36" pipe under Kensett Avenue with flows released into a channel to the south of the road. Vegetation within this wetlands consists of red, Norway, Japanese and sugar maples, ailanthus, black locust and American elm forming the canopy cover. Winged euonymus found in the understory is the dominant vegetative species. Additional vegetation includes wild grape, Asiatic bittersweet, white wood aster, Virginia creeper, clearweed, celandine, multiflora rose, wild mustard, goldenrod, and Japanese honeysuckle. This wetland has been disturbed by past dumping of miscellaneous material and encroached upon in the northerly segment by the disposal of asphalt, leaves, brush and grass clippings. Old topographic maps (1950s) show there was a residence within the general vicinity of this wetland. This wooded wetland has been degraded and fragmented by past disturbances within the vicinity both on and offsite such as road and drainage construction and other development. In addition, this area does not support a high degree of diversity in wetland plant community structure and has many nonnative and transition/upland plant species.

The final wetland identified on the site is a 50' length of past dug drainage ditch which extends downslope from Lennon Lane on the east to the edge of the parking lot on the west. Vegetation growing within this area consists of a row of pines and hemlocks, Norway maple,



Asiatic bittersweet, winged euonymus, wild cherry, rubus and maple seedlings.

The property survey prepared by Rocco V. D'Andrea, Inc. shows that the 36 to 40 Danbury Road property and the area associated with Copt's Brook on the 50 to 64 Danbury Road parcel lie within Federal Emergency Management Act (FEMA) flood zones. The southerly portion is designated Zones B and C while the northerly section is designated as Zones A and C. These designations may not accurately reflect existing conditions on this site particularly since the Copt's Brook watershed which formerly flowed from north to south through the entire site and discharged through the culvert in Kensett Avenue, was diverted with previous site development and rerouted under Route 7.

Wildlife observed during the time of site inspections included white-tailed deer, raccoon, chipmunk, American crow, American goldfinch, Canada goose, blue jay, Baltimore oriole, black-capped chickadee, cabbage white and least skipper.

#### Wetland and Watercourse Functions:

The following wetland/watercourse evaluations are based on visual observations, field experience and reference to the suggested criteria cited in the publication "The Highway Methodology Workbook, *Supplement*, Wetland Functions and Values, *A Descriptive Approach*," by the U.S. Army Corps of Engineers, NEDEP-360-1-30A, dated November 1995.

The 1.5 ± acre wetlands located on the 36 to 40 Danbury Road parcel provides the greater functional value of onsite wetlands by virtue of its size, topographic position in the landscape and connectivity to on and offsite drainage and wetland systems. This area provides floodflow alteration via storage and desynchronization of storm flows. During rainy periods, stormwater runoff ponds within this wetland with flows gradually released through the existing 36" pipe under Kensett Drive.

The wetland also functions as a trap for sediments, toxicants, or pathogens which may be conveyed in runoff water from upslope areas. The wetland further serves, in a limited fashion, as a trap for nutrients in stormwater runoff from surrounding areas and to process these nutrients into other forms. This function is limited by the size of the wetland, lack of deep or open water habitats, and lack of emergent vegetation and aquatic diversity.

Wildlife species typically associated with wetland habitats is limited due to the past degradation of the land, the past development of surrounding uplands offsite, the presence of the well-travelled Danbury Road, the lack of interspersions of vegetative classes and lack of diversity in plant community structure. During much of the year it is expected that the wildlife species which utilize this area are primarily those which are wetland-dependent upland species or upland species. However, since this wetland is connected to up and downstream wetland/watercourse systems it is anticipated that during the wetter periods of the year wetland-dependent species will be found.

The wetland which is located on the 50 to 60 Danbury Road parcel within the eastern hillside near Whipple Road receives surface and ground water runoff from the upper slopes within this watershed. These flows are conveyed through this corridor and disperse downslope. This corridor lacks a diverse plant community structure (the dominant vegetative species consists of winged euonymus which is an invasive, nonnative species) and is considered to offer primarily roosting, nesting and passage to other areas for wildlife. The potential for water quality renovation is restricted by the sloping nature of this area. As noted previously in this report based on inspection of existing conditions and review of old topographic maps, this wetland probably was formed and/or defined by the building of the berm which directs runoff along this area.

The lower wet meadow area at the base of this slope provides habitat essentially for insects as noted during site inspections. Since the area is sloped, small and adjacent to catch basins within the parking lot, it is expected that water quality renovation is not an important component of this small, isolated wetland. As noted previously in this report, the meadow is positioned within an area of the hillside which had been cut for the existing site development.

The central intermittent watercourse corridor which is located within the central portion of the site function to convey surface and ground water runoff, provide aquatic habitat and water source on an intermittent basin, as well as an aesthetic feature on the landscape.

The Connecticut Department of Environmental Protection (DEP) Natural Diversity Data Base was contacted by ELS regarding the possible presence or absence of endangered, threatened or special concern species on the site. The enclosed correspondence from that office dated September 5, 2000 indicated there are no known populations of such species on this site.

#### **Proposed Conditions:**

The subject properties have been used for commercial purposes by the Perkin-Elmer Company for approximately 40 years. The Owner proposes the continued use of the site for commercial purposes with site improvements to upgrade the existing buildings, construct two new office buildings, reconfigure and construct new parking facilities, install a stormwater collection and treatment system, and upgrade the overall environmental quality of the properties. Because two parking structures are proposed instead of all at grade parking, there will be less impervious coverage with the redevelopment of the land. Refer to the plans prepared by EDA and ADA for specific information regarding the site development, layout, drainage and landscaping details.

#### **Regulated Activities:**

Activities proposed within the wetlands and watercourses, excluding proposed mitigation measures described below, are as follows:

1. Filling of the isolated approximate 800 square feet (sf) of wetland meadow strip which

is located at the bottom of the slopes adjacent to the existing parking lot.

2. Filling of approximately 250 sf of the drainage ditch which now originates from Lennon Lane. Drainage from the slopes will be collected and guided through a new vegetated drainageway.
3. An approximate 20' length of the drainageway found within the central watercourse corridor will be piped to accommodate a segment of the new driveway. A presently piped segment of this watercourse is proposed to be reestablished as an open watercourse.

Those activities which are proposed to occur within the 50 and 100 foot setbacks from the wetlands and watercourses are as noted in the application and briefly described below:

The redevelopment of buildings and parking structures will occur within the existing areas presently covered with impervious surfaces (i.e.; parking lots and buildings). Some of these locations fall within the designated setback areas as shown on the plans prepared by EDA.

Proposed Mitigation Measures:

The following proposed activities are deemed to be beneficial to the environmental resources and are stated herein.

1. Wetland adjacent to Kensett Avenue on the 36 to 40 Danbury Road parcel.
  - a. Select removal of debris in areas which can be easily accessed. It was determined that since there is a substantial amount of dumped rocks in the wetlands, the total removal would require bringing in backhoes, stripping of vegetation, and creating temporary accessways which could cause greater impact to the wetlands versus leaving the stone and block in selective areas.
  - b. Removal of the landscape dump from the northeast land adjacent to this wetland and replanting in part with native plant materials.
  - c. An approximate 100' length of a new watercourse with an energy dissipater will be constructed to the north of this wetland system. The new watercourse will discharge into the existing stream.
2. Central wetland/watercourses corridor located on the 50 to 64 Danbury Road parcel.
  - a. Removal of the existing small concrete pad and fence from the wetland set'
  - b. Removal of the existing segment of concrete pipe from the hillside water
  - c. Placement of stone along the watercourses areas in those areas which 'eroded.
  - d. Restoration of the wetland lawn by planting with a mix of woody



herbaceous plants. Establishment of a 2000± sf wet meadow area on the south side of this area. Maintained lawn will be kept within those areas in which there is visibility to and location of picnic areas. Sunken boulders will be placed along the limits of lawn to clearly mark the limits of maintained grounds. Please refer to the EDA landscape plans for specific details.

- e. The discharge point of the existing leakoff to the west of the watercourses which conveys runoff from paved areas is presently maintained as lawn. The discharge point is proposed to flow through the wetland restoration strip.

3. Eastern hillside wetland corridor.

- a. The existing residence and drive on this property are to be removed. The existing dirt drive is within a few feet of the wetland edge and the house is within 40'. The area is to be reseeded and eventually will revert to meadow and continue through the successional process over time.
- b. The approximate 250 linear feet of asphalt drive which leads to the residential area from Lennon Lane will be removed and the area seeded pending approval from the property owner.

4. Installation of 2 screech owl nest boxes in trees, at a minimum height of 14', one of which will be in the wetlands by Kensett Avenue and the other within the hillside woodlands.

5. A declaration of land use restriction is proposed on land located on both parcels. The restricted area will be maintained in a natural state and is shown on the plans prepared by others.

6. The proposed storm drainage system as described in the Engineering Report prepared by ADA incorporates the current recognized "Best Management Practices" for the collection and treatment of storm water runoff. A long-term management and maintenance operation of these structures has been incorporated within the aforementioned report practices for the continued high performance of the structures.

**Summary:**

This proposed redevelopment of the land will offer many benefits to the town's economic base and to the environmental quality through a diversity of activities planned and as noted earlier in this report. These activities include the cleanup, restoration and enhancement of regulated wetlands and watercourses, the establishment of restricted lands to be maintained in a natural state, the installation of stormwater quality drainage system which will capture suspended materials from runoff and the ongoing maintenance of that system, and the reduction of impervious coverage which will result in a reduction of pollutant loading to runoff and the establishment of diverse planting areas. The loss of the 800 sf isolated wet meadow at the base of the slope on the east will displace the butterflies and other insects observed in that

area. However, this loss will be compensated by the establishment of an additional 2000± sf wet meadow area in the lawn by the existing central watercourses.

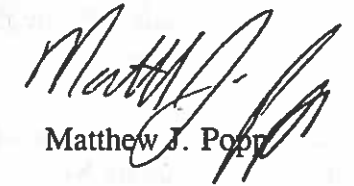
Alternative site plans have been studied and are described by EDA. The alternatives were determined to not be desirable due to increased impacts to regulated areas, economic hardships, and/or not meeting the intent of the development program.

As indicated in past topographic data, plans, and other pertinent information, the Copt's Brook wetland/watercourse system which formerly flowed through the site has been extensively reworked over the past 40 - 50 years. In addition, wetlands and drainageways have been made by human-influenced activities. The proposed plans of development show the enhancement of most of the wetland/watercourse areas on site and incorporates the preservation in perpetuity - both wetlands and uplands - as restricted land. In summary, the environmental benefits to be recognized with this plan far outweigh the encroachments of regulated areas as described in this report and shown on the plans.

Sincerely,



Judith A. Slayback



Matthew J. Popp

BR1\dnbry36-ea2

RECEIVED

TOWN OF WILTON, CONNECTICUT  
INLAND WETLANDS COMMISSION

NOV 03 2000

WILTON  
INLAND WETLAND  
COMMISSION

APPLICATION FOR A SIGNIFICANT ACTIVITY

Filing Fee \_\_\_\_\_ WET# 968

Date of Submission \_\_\_\_\_ Date of Acceptance \_\_\_\_\_

Applicant DIV Fifty, LLC Agent (if applicable) Gregory and Adams P.C.

Address 187 Danbury Road Address 190 Old Ridgefield Road

Wilton, CT 06897 Wilton, CT 06897

Telephone H \_\_\_\_\_ W 563-9100 Telephone H \_\_\_\_\_ W 762-9000

Property Address 50 - 64 Danbury Road Project Name DIV Fifty, LLC

Site Acreage 25.3348 Acres Assessor's Map # 68 and 67 Lot # 33 and 1

Acres of Wetlands On-Site 1.5760 Wilton Land Record Map# \_\_\_\_\_

Linear Feet of Watercourses On-Site 130 Volume # 1224 Page # 80

Is The Site Within a Public Water Supply  
Watershed Boundary? NO x YES \_\_\_\_\_

Is The Site Within 500 Feet of a Town  
Boundary? NO x YES \_\_\_\_\_

Project Description and Purpose: (i) Construction of a 75,000 square foot office building and a parking garage within buffers to wetlands and a watercourse and (ii) filling approximately 800 square feet of wetlands consisting of an isolated hillside seep and 250 square feet of a dug drainage way and (iii) piping of an approximately 20' length of watercourse and adjacent wetlands.



1. In addition, the applicant shall provide eleven (11) copies of the following information:

- (x) A. Written consent from the owner authorizing the agent to act on his/her behalf
- (x) B. A Location Map at a scale of 1" = 800'
- (x) C. A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40' accurate to the level of an A-2 Survey, showing 2 foot contours
- ( ) D. Sketch Plans depicting the alternatives considered
- ( ) E. Engineering Reports and Analysis and additional drawing to fully describe the proposed project
- ( ) F. Sedimentation and Erosion Control Plan, including the Construction Sequence
- (x) G. Names and addresses of adjoining property owners
- ( ) H. A narrative describing, in detail;
  - a. the proposed activity
  - b. the alternatives considered
  - c. impacts
  - d. proposed mitigation measures
- (x) I. Soils Report prepared by a Certified Soil Scientist and Wetlands Map prepared by a Registered Land Surveyor
- (x) J. A Biological Evaluation prepared by a biologist or other qualified professional
- ( ) K. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- ( ) L. Description and map detailing the watershed of the Regulated Area
- (x) M. Envelopes addressed to adjacent neighbors, the applicant, and/or agent, with first class postage and no return address.

See Section 7 of the Wetlands and Watercourses Regulations of the Town of Wilton for a more detailed description of applications requirements.

The Applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

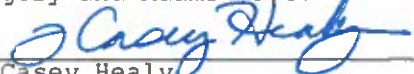
By signing this application, permission is hereby given to necessary and proper inspections of the subject property by the Commissioners and designated agents of the Commission or consultants to the Commission, at reasonable times, both before and after a final decision has been rendered.

DIV Fifty, LLC  
By: Gregory and Adams, P.C.

  
J. Casey Healy

Date: 11/3/00

Gregory and Adams, P.C.

By:   
J. Casey Healy

Date: 11/3/00

TOWN OF WILTON, CONNECTICUT  
INLAND WETLANDS COMMISSION

RECEIVED

NOV 03 2003

APPLICATION FOR A SIGNIFICANT ACTIVITY

WILTON  
INLAND WETLANDS  
COMMISSION

Filing Fee \_\_\_\_\_ WET# 967

Date of Submission \_\_\_\_\_ Date of Acceptance \_\_\_\_\_

Applicant DIV Fifty, LLC Agent (if applicable) Gregory and Adams,

Address 187 Danbury Road Address 190 Old Ridgefield Road

Wilton, CT 06897 Wilton, CT 06897

Telephone H \_\_\_\_\_ W 563-9100 Telephone H \_\_\_\_\_ W 762-9000

Property Address 40 Danbury Road Project Name DIV Fifty, LLC

Site Acreage 7.6718 Acres Assessor's Map # 68 and 83 Lot # 33 and 1

Acres of Wetlands On-Site 2.8826 Wilton Land Record Map# \_\_\_\_\_

Linear Feet of Watercourses On-Site 735 Volume # 1224 Page # 80

Is The Site Within a Public Water Supply  
Watershed Boundary? NO x YES \_\_\_\_\_

Is The Site Within 500 Feet of a Town  
Boundary? NO x YES \_\_\_\_\_

Project Description and Purpose: (i) Construction of a 125,000 square foot office building and a parking garage within buffers to wetlands and a watercourse; (ii) relocating a segment of a 36" culvert and (iii) piping a segment of a drainage way.

1. In addition, the applicant shall provide eleven (11) copies of the following information:

- (x) A. Written consent from the owner authorizing the agent to act on his/her behalf
- (x) B. A Location Map at a scale of 1" = 800'
- (x) C. A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40' accurate to the level of an A-2 Survey, showing 2 foot contours
- ( ) D. Sketch Plans depicting the alternatives considered
- ( ) E. Engineering Reports and Analysis and additional drawing to fully describe the proposed project
- ( ) F. Sedimentation and Erosion Control Plan, including the Construction Sequence
- (x) G. Names and addresses of adjoining property owners
- ( ) H. A narrative describing, in detail;
  - a. the proposed activity
  - b. the alternatives considered
  - c. impacts
  - d. proposed mitigation measures
- (x) I. Soils Report prepared by a Certified Soil Scientist and Wetlands Map prepared by a Registered Land Surveyor
- (x) J. A Biological Evaluation prepared by a biologist or other qualified professional
- ( ) K. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- ( ) L. Description and map detailing the watershed of the Regulated Area
- (x) M. Envelopes addressed to adjacent neighbors, the applicant, and/or agent, with first class postage and no return address.

See Section 7 of the Wetlands and Watercourses Regulations of the Town of Wilton for a more detailed description of applications requirements.

The Applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

By signing this application, permission is hereby given to necessary and proper inspections of the subject property by the Commissioners and designated agents of the Commission or consultants to the Commission, at reasonable times, both before and after a final decision has been rendered.

DIV Fifty, LLC  
By: Gregory and Adams, P.C.

  
J. Casey Healy

Date: 11/3/

  
J. Casey Healy

Date: 11/3/00



**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

J. CASEY HEALY  
EXTENSION 305

ADMITTED IN CONNECTICUT AND GEORGIA

(203) 762-9000  
FAX: (203) 834-1628

156 WEST 56TH STREET  
NEW YORK, NY 10019  
TELEPHONE: (212) 757-0434  
FAX: (212) 262-1215

NOV 03 2000

WILTON  
INLAND WETLAND  
COMMISSION

November 3, 2000

Inland Wetlands Commission  
Town Hall Annex  
238 Danbury Road Wilton, CT 06897  
ATTN: Ms. Patricia Sesto - Director of Environmental Affairs

Re: DIV Fifty, LLC - Application for Wetland Permit  
Premises: 40 Danbury Road, Wilton, Connecticut

Dear Members of the Commission:

As attorneys for DIV Fifty, LLC ("DIV"), we hereby certify that DIV owns the above-referenced Premises by virtue of a Special Warranty Deed from The Perkin Elmer Corporation dated May 22, 2000, and recorded on May 26, 2000 in Volume 1224 of the Wilton Land Records at Page 80.

Very truly yours,  
GREGORY AND ADAMS, P.C.

By:

  
J. Casey Healy

## APPLICATION FOR WETLAND PERMIT

DIV Fifty, LLC

Premises: 40 and 50-64 Danbury Road

### List of Project Professional

- |    |                          |   |
|----|--------------------------|---|
| 1. | Applicant                | DIV Fifty, LLC<br>c/o The Davis Companies<br>187 Danbury Road<br>Wilton, CT 06897<br>Attn: David P. Fiore<br>(203) 563-9100         |
| 2. | Surveyor                 | Rocco V. D'Andrea<br>Rocco V. D'Andrea, Inc.<br>6 Neil Lane<br>Riverside, CT 06878<br>(203) 637-1779                                |
| 3. | Environmental Consultant | Mrs. Judith A. Slayback<br>Environmental Land Solutions, LLC<br>8 Knight Street<br>Suite 203<br>Norwalk, CT 06851<br>(203) 855-7879 |
| 4. | Landscape Architect      | Mr. Richard Kent<br>Environmental Design Associates<br>78 Danbury Road<br>Wilton, CT 06897<br>(203) 762-8020                        |
| 5. | Traffic Engineer         | Mr. Allan Davis<br>Allan Davis Associates, Inc.<br>488 Main Street<br>Norwalk, CT 06851<br>(203) 849-0898                           |

6. Engineer

Mr. John Block  
Allan Davis Associates, Inc.  
488 Main Street  
Norwalk, CT 06851  
(203) 849-0898

7. Attorney

J. Casey Healy  
Gregory and Adams, P.C.  
190 Old Ridgefield Road  
Wilton, CT 06897  
(203) 762-9000

8. Soil Scientist

Otto R. Theall  
2 Lloyd Road  
Norwalk, CT 06850-1908  
(203) 845-0278



**DIV FIFTY, LLC**  
**APPLICATION FOR WETLAND PERMITS**

LIST OF OWNERS OF PROPERTY ABUTTING THE PREMISES  
PREMISES: 40 AND 54 TO 60 DANBURY ROAD  
ASSESSOR'S MAP 67 LOT 1 MAP 68 LOT 32 AND 33, MAP 83 LOT 1

Map / Lot Number	Owner's Name Property Address	Mailing address (if different)
67-2	Abbie Quaintance 2 Lennon Lane Wilton, CT 06897	
67-3	Stephan Sullivan Margaret Sullivan 1 Lennon Lane Wilton, CT 06897	
67-4	Andy and Patty Hoffman 13 Kensett Avenue Wilton, CT 06897	
67-5	Loretta B. Cook 21 Kensett Avenue Wilton, CT 06897	15 Assisi Avenue Norwalk, CT 06851
67-6	John Albirandi Jill Albirandi 109 Kensett Drive Wilton, CT 06897	
67-7	Alan Emerson Jennifer Emerson 103 Kensett Drive Wilton, CT 06897	
67-8	Roberta E. Lee 99 Kensett Drive Wilton, CT 06897	
67-9	William Good Vicki Good 97 Kensett Drive Wilton, CT 06897	
67-10	Peter Collins Laurie Collins 93 Kensett Drive Wilton, CT 06897	

67-11	Michael Calzone Jean F. Calzone 81 Kensett Drive Wilton, CT 06897	
67-12	Rosemarie Altieri 65 Whipple Road Wilton, CT 06897	
67-13	John J. Reddington Ginger Reddington 59 Whipple Road Wilton, CT 06897	
67-14	Joseph J. Tylka Juliane Tylka 55 Whipple Road	
67-15	Grumman Hill Montessori Association 34 Whipple Lane Wilton, CT 06897	
67-17	Joseph Bruno 12 Ivy Lane Wilton, Ct 06897	
67-21	Marie Weber 15 Ivy Lane Wilton, CT 07897	
67-22	Mark J. Reifers 9 Ivy Lane Wilton, CT 06897	
67-23	Lyle D. Kishbaugh 3 Ivy Lane Wilton, CT 06897	
67-23	Lyle D. Kishbaugh 3 Ivy Lane Wilton, CT 06897	
67-16	Harry Haase 4 Ivy Lane Wilton, 06897	
67-28	Frank Nistico III Janet Nistico 26 Kensett Avenue Wilton, CT 06897	
67-29	Erasmo Lombardi Giovanna Lombardi 14 Great-Nor lane Wilton, CT 06897	

68-8	Veronica Smith Susan A. Balacco 51 Grumman Hill Road Wilton, CT 06897	
68-9	Lorraine Mann 16 Whipple Road Wilton, CT 06897	17 East 96 <sup>th</sup> Street New york, NY 10128
68-10	Grumman Hill Montessori 22 Whipple Road Wilton, CT 06897	34 Whipple Road
68-11	J. Lansing Volk Barbara V. Volk 43 Whipple Road Wilton, CT 06897	18 Greville Street Prahan 1423V
68-12	John A. Needham, Jr. 33 Whipple Road Wilton, CT 06897	
68-13	Bonnie Dickenson 23 Whipple Road Wilton, CT 06897	
68-14	Sari L. Weatherwax 19 Whipple Road Wilton, CT 06897	
68-15	James E. Robinson 15 Whipple Road Wilton, CT 06897	
68-16	George H. Washburn, Jr. 43 Grumman Hill Road Wilton, CT 06897	
68-17	Peter Sosnow Elizabeth Sosnow 39 Grumman Hill Road Wilton, CT 06897	
68-18	Frank H. Roberts Barbara L. Roberts 27 Grumman Hill Road Wilton, CT 06897	
68-20	John E. Tanner Mary J. Tanner 21 Grumman Hill Road Wilton, CT 06897	
68-21	Grumman Hill Associates 11 Grumman Hill Road Wilton, CT 06897	



68-22	72 Danbury Investors, LLC 1 Grumman Hill Road Wilton, CT 06897	500 Monroe Tpke. Monroe, CT 06468
68-23	Bayden Taylor Helen M Taylor 70 Danbury Road Wilton, CT 06897	13 Chipping Lane Norwlk, CT 06850
68-24	Donald Miller Lorraine Miller 3 Hollyhock Lane Wilton, CT 06897	
68-25	Sony Mital Visha Mital 5 Hollyhock Lane Wilton, CT 06897	
68-26	Robert E. Livesey 7 Hollyhock Road Wilton, CT 06897	
68-27	Richard Martimucci Claudia Martimucci 9 Hollyhock Road Wilton, CT 06897	31 Marvin Ridge Road New Canaan, CT 06840
68-28	DIV Fifty LLC 8 Hollyhock Road Wilton, CT 06897	187 Danbury Road Wilton, CT 06897
68-29	Allyn Powell 6 Hollyhock Road Wilton, CT 06897	544 Brookside Drive New Canaan, CT 06840
68-30	Vernon Greenfield 66 Danbury Road Wilton, CT 06897	
68-31	DIV Fifty LLC 64 Danbury Road Wilton, CT 06897	187 Danbury Road Wilton, CT 06897
68-32	DIV Fifty LLC 60 Danbury Road Wilton, CT 06897	187 Danbury Road Wilton, CT 06897
68-34	Vito Calitri Ida Calitri 46 Danbury Road Wilton, CT 06897	
68-35	Wilson Properties 53 Danbury Road Wilton, Ct 06897	57 Danbury Road Wilton, Ct 06897

68-36	U.S. Surgical Corp. 59 Danbury Road Wilton, CT 06897	150 Glover Avenue Norwalk, CT 06856
	Timothy Lynch Hildegard K. Lynch 84 Danbury Road Wilton, CT 06897	14 Morand Drive Wilton, CT 06897
69-60	Grumman Seven Associates 82 Danbury Road Wilton, CT 06897	78 Danbury Road Wilton, CT 06897
69-61	Matvey Yalovitser Tatyana Yalovitser 42 Village Court Wilton, CT 06897	
69-61	James E. Arenholz Anita Arenholz 26 Village Court Wilton, CT 06897	
69-61	Barbara F. Atlas 60 Village Court Wilton, CT 06897	
69-61	Seth Benjamin Claribel T. Benjamin 12 Village Court Wilton, CT 06897	
69-61	Glenn S. Blicht Sloane Levy 16 Village Court Wilton, CT 06897	
69-61	Richard J. Bradfield Jan M. Flaherty 70 Village Court Wilton, CT 06897	
69-61	Maria D. Camomilli 90 Village Court Wilton, CT 06897	
69-61	Eleanor G. Charles 2 Village Court Wilton, CT 06897	
69-61	Robert P. Chiavon Peggy A. Chiavon 4 Village Court Wilton Connecticut	

69-61	Michael C. Costin Rosalie P. Costin 30 Village Court Wilton, CT 06897	
69-61	David E. Foggin Patricia M. Foggin 20 Village Court Wilton, CT 06897	
69-61	Paula D. Fleming 36 Village Court Wilton, CT 06897	
69-61	Ann Fron 48 Village Court Wilton, CT 06897	
69-61	Edward Fung Stephanie Fung 88 village Court Wilton, CT 06897	
69-61	Charles Gluck W. Elizabeth W. Gluck 86 Village Court Wilton, CT 06897	
69-61	Syma B. Gruss 84 Village Court Wilton, CT 06897	
69-61	Dorothy M. Hutchinson 92 Village Court Wilton, CT 06897	
69-61	Serge A. Karpov 68 Village Court Wilton, CT 06897	
69-61	Margaret A. Kelleher 46 Village Court Wilton, CT 06897	
69-61	Anne C. Kelly 94 Village Court Wilton, CT 06897	
69-61	Donald M. Kranyak Theresa G. Kranyak 96 Village Court Wilton, CT 06897	
69-61	Cecile Roth 14 Village Court Wilton, CT 06897	



69-61	Annmarie Levan 22 Village Court Wilton, CT 06897	
69-61	Daniel K. Libby Yuna J. Libby 64 Village Court Wilton, CT 06897	
69-61	Oliver L. Leibowitz Barbara C. Cikatz 24 Village Court Wilton, CT 06897	
69-61	Scott Lubliner Elizabeth Amy Libliner 72 Village Court Wilton, CT 06897	
69-61	Paul H. Luchansky Tnoi-Anne Luchansky 54 Village Court Wilton, CT 06897	
69-61	Timothy McCormick 62 Village Court Wilton, CT 06897	
69-61	Walter E. Misdorn Ann M. Misdorn 44 Village Court Wilton, CT 06897	
69-61	Carlos A. Morales, Jr. Rosemary Morales 58 Village Court Wilton, CT 06897	
69-61	Joan C. Morris 6 Village Court Wilton, CT 06897	
69-61	Karen Nordhoff 82 Village Court Wilton, CT 06897	
69-61	Rodney E. Pelletier Jill P. Pelletier 78 Village Court Wilton, CT 06897	
69-61	Erik P. Pruden Christine Pruden 38 Village Court Wilton, CT 06897	

69-61	Alan Riefe, Barbara J. Riefe Stanley Budge 50 Village Court Wilton, CT 06897	
69-61	Christopher V. Salvato 8 Village Court Wilton, CT 06897	
69-61	Arthur Salvin Leonore I. Salvin 80 Village Court Wilton, CT 06897	
69-61	Donald Salvino Johanna Bodner 18 Village Court Wilton, CT 06897	
69-61	Marie P. Seymour 32 Village Court Wilton, CT 06897	
69-61	Ann H. Silvernail 34 Village Court Wilton, CT 06897	
69-61	Elizabeth Slutsky 10 Village Court Wilton, CT 06897	
69-61	William Souders 52 Village Court Wilton, CT 06897	1 Shields Lane Darien, CT 06820
69-61	Monica Sprei 56 Village Court Wilton, CT 06897	
69-61	Stevenson Family Trust 76 Village Court Wilton, CT 06897	
69-61	Salvatore J. Taranto 40 Village Court Wilton, CT 06897	
69-61	Iris Tishler 74 Village Court Wilton, CT 06897	
69-61	Ulysses Whitby Gussie Whitby 66 Village Court Wilton, CT 06897	
69-62	Maria M. Davis 28 Grumman Hill Road Wilton, CT 06897	

69-63	George A. Wise 32 Grumman Hill Road Wilton, CT 06897	
69-64	Albert Pykocz Linda A. Pykocz 38 Grumman Hill Road Wilton, CT 06897	
69-65	Doris A. Sponza 46 Grumman Hill Road Wilton, CT 06897	
83-2	Joseph A. Lametta Wendy M. Lametta 16 Kensett Avenue Wilton, CT 06897	
83-3	William F. Donovan Janet Donovan 3 Brookside Place Wilton, CT 06897	
83-4	Denis J. Kovacs Nancy L. Kovacs 7 Brookside Place Wilton, CT 06897	
83-5	Toni Lee Bedient 20 Brookside Place Wilton, CT 06897	
83-6	Victor R. Vitarelli Kristin Vitarelli 16 Brookside Place Wilton, CT 06897	
83-7	Robert L. Reichart Nancy R. Reichart 12 Brookside Place Wilton, CT 06897	
83-8	Prem K. Mital Shama R. Mital 10 Brookside Place Wilton, CT 06897	
83-9	Thomas Deppen Valerie Deppen 6 Brookside Place Wilton, Ct 06897	
83-10	Scott Robichaud Dana Gips 2 Brookside Place Wilton, CT 06897	



83-11	John Masticchio Kathleen A. Sullivan 6 Kensett Avenue Wilton, CT 06897	
83-12	Anna M. Minnich 4 Kensett Avenue Wilton, CT 06897	
83-13	Richard Bubbico Laura Bubbico 2 Kensett Avenue Wilton, CT 06897	
83-14	Theo & H LLC 30 Danbury Road Wilton, CT 06897	122 Belden Hill Road Wilton, CT 06897
83-15	Robert Dinardo, Sr. Robert Dinardo, Jr. 26 Danbury Road Wilton, CT 06897	606 West Avenue Norwalk, CT 06850
83-16	Robin F. Lombardo Kathleen A. Lombardo 26A Danbury Road Wilton, CT 06897	1014 Ridgefield Road Wilton, CT 06897
83-17	William Kaufman Oliver S. Kaufman Barbara Agar 24 Danbury Road Wilton, CT 06897	109 Southport Woods Southport, CT 06490
83-18	Raymond Wennik Amelia Silbert 22 Danbury Road Wilton, CT 06897	225 Wilson Avenue Norwalk, CT 06854
83-19	Birai H. Amin 31 Fawn Ridge Wilton, CT 06897	
83-19	Patricia Balaban 44 Fawn Ridge Wilton, CT 06897	
83-19	Elo Belardinelli Concetta Belardinelli Patricia Thakur 19 Fawn Ridge Wilton, CT 06897	6 Big Pines Road Westport, CT 06880
83-19	Dexter R. Below Donna K. Below 25 Fawn Ridge Wilton, CT 06897	34 Bald Hill Road Wilton, CT 06897

83-19	Jeffrey J. Burton 3 Fawn Ridge Wilton, CT 06897	
83-19	Roger Carbonier Claire A. Carbonier 12 Fawn Ridge Wilton, CT 06897	
83-19	Rammurthy Chirunomula Padmavat Chirunomula 14 Fawn Ridge Wilton, CT 06897	51 Wicks End Lane Wilton, CT 06897
83-19	Michael Cirillo Claudia Cirillo 45 Fawn Ridge Wilton CT 06897	
83-19	Steven L Coslick Hung Wang-Coslick 32 Fawn Ridge Wilton, CT 06897	
83-19	Dorothy P Cramer 11 Fawn Ridge Wilton, CT 06897	14 Butternut Drive Norwich, CT 06360
83-19	Gerald J. DeFlorio Donna R. DeFlorio 5 Fawn Ridge Wilton, CT 06897	
83-19	Michelle R. Deflorio 4 Fawn Ridge Wilton, CT 06897	
83-19	Jeffery Detmer 50 Fawn Ridge Wilton, CT 06897	
83-19	Christine DeGesare 58 Fawn Ridge Wilton, CT 06897	
83-19	Sandra W. Dolbow 37 Fawn Ridge Wilton, CT 06897	
83-19	Gary Dolderer 43 Fawn Ridge Wilton, CT 06897	P.O. Box 386 Manchester, VT 05255
83-19	Jason M. Frichner Jodeen M. Tonsic 6 Fawn Ridge Wilton, CT 06897	

83-19	Peter N. Gagliardi 21 Fawn Ridge Wilton, CT 06897	
83-19	Caryl Gautrau 26 Fawn Ridge Wilton, CT 06897	
83-19	Betsy C. Gillin 2 Fawn Ridge Wilton, CT 06897	13 Wildwood Lane Salem, NY 03079
83-19	Agnes Giuliano 36 Fawn Ridge Wilton, CT 06897	
83-19	Janet L. Goldman 49 Fawn Ridge Wilton, CT 06897	
83-19	Karen Heffernan Sandra Heffernan 27 Fawn Ridge Wilton, CT 06897	
83-19	Rudolph L. Hoeltzel 8 Fawn Ridge Wilton, CT 06897	18 Springbrook Road Morristown, NJ 07960
83-19	Maurice Iudicone Catherine T. Eichenberger 52 Fawn Ridge Wilton, CT 06897	
83-19	Richard D. Ivanko Jaqueline G. Ivanko 18 Fawn Ridge Wilton, CT 06897	
83-19	Joann B. Kaufman 54 Fawn Ridge Wilton, CT 06897	
83-19	Wing-Kwong Keung 42 Fawn Ridge Wilton, CT 06897	29249 Bates Road Perrysburg, OH 43551
83-19	Veronica A. Krisavage 41 Fawn Ridge Wilton, CT 06897	
83-19	Robert Licursi Mary Ellen Licursi 51 Fawn Ridge Wilton, CT 06897	
83-19	Eric M. Liquori 59 Fawn Ridge Wilton, CT 06897	



83-19	Donald H. London Joan M. Herman-London 57 Fawn Ridge Wilton, CT 06897	
83-19	Elaine S. Lucken 56 Fawn Ridge Wilton, CT 06897	
83-19	Suzanne M. Lussier 61 Fawn Ridge Wilton, CT 06897	
83-19	William J. Marabella Claire A. Marabella 20 Fawn Ridge Wilton, CT 06897	
83-19	Donald J. McKinnon Encarnacion McKinnon 13 Fawn Ridge Wilton, CT 06897	36 Blueberry Hill Place Wilton, CT 06897
83-19	Robert J. Nappa Linda L. Gordon 40 Fawn Ridge Wilton, CT 06897	
83-19	Robert Nicoletti Catherine Cavell- Nicoletti 55 Fawn Ridge Wilton, CT 06897	
83-19	Grzegorz Nikta 47 Fawn Ridge Wilton, CT 06897	
83-19	Tom Orifici 53 Fawn Ridge Wilton, CT 06897	33 New Canaan Avenue Norwalk, CT 06850
83-19	Madeline Pace 16 Fawn Ridge Wilton, CT 06897	
83-19	Gary P. Parks 34 Fawn Ridge Wilton, CT 06897	
83-19	Frank Russo 39 Fawn Ridge Wilton, CT 07897	
83-19	Frank R. Russo Robin Cutler-Russo 38 Fawn Ridge Wilton, CT 06897	

83-19	Kathy Kato 35 Fawn Ridge Wilton, CT 06897	
83-19	Paul E. Shashaty Maryanne Ducey-Shashaty 30 Fawn Ridge Wilton, CT 06897	
83-19	Cecilia A. Siciliano 60 Fawn Ridge Wilton, CT 06897	
83-19	William Stenger Deborah Stenger 22 Fawn Ridge Wilton, CT 06897	
83-19	Mark E. Stoddard Nora A. Stoddard 1 Fawn Ridge Wilton, CT 06897	
83-19	John Sutherland 17 Fawn Ridge Wilton, CT 06897	170 Van Renssalaer Stamford, CT 06902
83-19	Willaim W. Tarala III 23 Fawn Ridge Wilton, CT 06897	2 Scott Street Norwalk, CT 06897
83-19	Diane Tomas 33 Fawn Ridge Wilton, CT 06897	
83-19	Cynthia L. True 28 Fawn Ridge Wilton, CT 06897	
83-19	Kimm A. Walton 46 Fawn Ridge Wilton, CT 06897	
83-19	Donald J. Wheatley, Trustee Joanne M. Osinski 24 Fawn Ridge Wilton, CT 06897	59 Ledgebrook Drive Norwalk, CT 06854
83-19	Carlotta Williams 15 Fawn Ridge Wilton, CT 06897	
83-19	James F. Wiser 48 Fawn Ridge Wilton, CT 06897	
83-19	Robert E. Withstandley 9 Fawn Ridge Wilton, CT 06897	

83-19	Janine Wolch Kato 10 Fawn Ridge Wilton, CT 06897	
83-19	Kenneth G. Woodfine Bridget Woodfine 29 Fawn Ridge Wilton, CT 06897	
83-19	Donald D. Yanell Elaine B. Yanell 7 Fawn Ridge Wilton, CT 06897	208 North Avenue Westport, CT 06897
83-29	State of Connecticut 8 Chipmunk Lane Wilton, CT 06897	
83-30	State of Connecticut 14 Chipmunk Lane Wilton, CT 06897	
83-31	State of Connecticut 18 Chipmunk Lane Wilton, CT 06897	
83-32	State of Connecticut 24 Chipmunk Lane Wilton, CT 06897	
83-33	State of Connecticut 28 Chipmunk Lane Wilton, CT 06897	
83-34	State of Connecticut 34 Chipmunk Lane Wilton, CT 06897	
83-35	Joan F. Potter 65 Chipmunk Lane Wilton, CT 06897	
83-36	Donald R. Gillham Denise M. Gillham 57 Chipmunk Lane Wilton, CT 06897	
83-37	State of Connecticut 39 Chipmunk Lane Wilton, CT 06897	
83-38	State of Connecticut 27 Chipmunk Lane Wilton, CT 06897	
83-39	State of Connecticut 21 Chipmunk Lane Wilton, CT 06897	



83-40	Allan S. Berardino Lillyan M. Berardino 15 Chipmunk Lane Wilton, CT 06897	
84-33	Wilson Properties 39 Danbury Road Wilton, CT 06897	53 Danbury Road Wilton, CT 06897
84-33	Wilson Properties 43 Danbury Road Wilton, CT 06897	53 Danbury Road Wilton, CT 06897
84-36	Robert D. Scinto, Inc. 45 Danbury Road Wilton, CT 06897	2 Enterprise Drive Shelton, CT 06484
84-37	Ann DiProspero 51 Danbury Road Wilton, CT 06897	378 Danbury Road Westport, CT 06880
84-40	Marjorie Appleby 55 Danbury Road Wilton, CT 06897	
84-41	Estate Of Ann Ambler c/o Chase Manhattan Bank 34 Danbury Road	P.O. Box 2284 Grand Central Station New York, NY 10163-2284



Slayback & Popp Associates

## Environmental Land Solutions, LLC

Environmental Analysis, Landscape Architecture & Planning

November 3, 2000

Wilton Inland Wetlands and Watercourses Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Re: Inland Wetlands and Watercourses Application  
36 - 64 Danbury Road, Wilton

Dear Commission Members:

DIV Fifty, LLC, an affiliate of The Davis Companies of Wilton, Connecticut proposes the redevelopment of two parcels of land located at 36 to 40 and at 50 to 64 Danbury Road. The property contains inland wetlands and watercourses, which have been field-identified and flagged by Otto Theall, certified soils scientist of Norwalk, CT. The regulated boundaries are shown on the existing conditions topographic map prepared by Rocco V. D'Andrea, Inc. and submitted with the wetland application materials. The proposed development will entail the deposition and removal of greater than 100 cubic yards (cy) of material within regulated areas which are defined as wetlands and watercourses, the respective 50' and 100' setbacks, and slopes with a grade in excess of 20% within 50' of a wetland or within 100' from a watercourse. Refer to the definition "Significant Regulated Activity" under Section 2.1.z.3.a. of the Inland Wetlands and Watercourses Regulations of the Town of Wilton. The following biological evaluation has been prepared in conformance with the stated requirements of Section 7.6.c. of the Regulations.

Environmental Land Solutions, LLC (ELS) has been authorized by the Owner to prepare this evaluation and to participate in the site planning process as it relates to regulated areas. This study is based on site inspections made on 8/28/00, 10/13/00 and 10/19/00; review of pertinent natural resource data; and review of the following plans and reports:

1. "Site Improvements, Danbury Road, Wilton, Connecticut - Property Survey, Topographic Survey", prepared by Rocco V. D'Andrea, Inc.
2. "Site Plans" SP100, SP200 and SP300, prepared by Environmental Design Associates, PC (EDA), revised to November 3, 2000.
3. Drainage Plans, prepared by Allan Davis Associates (ADA).
4. Soils reports and sketches prepared by Otto Theall, certified soils scientist.

### **Existing Conditions:**

The subject properties consist of 2 parcels which total 33.106 acres with the large, primarily square shaped parcel located fronting on Danbury Road with Kensett Avenue on the south boundary. The second parcel is on the north fronting on Danbury Road and Lennon Lane on the east. This land contains the former Perkin-Elmer office buildings, parking lots, maintenance shed, three residential buildings, tennis and volleyball courts, attendant facilities, maintained grounds and landscaping. The land within the south which is largely wooded wetlands is vacant. A segment of the land in the easternmost area contains a residence and presently is accessed over a gravel drive which extends off Lennon Lane.

The front portion of the site is fairly level to gently sloping. The eastern portion of the parcel consists of wooded slopes which rise to the east toward Whipple Road. This woodland community is grown with sugar maple, red maple, Norway maple, red oak, shagbark hickory and American elm with the maples dominating the tree canopy. Understory includes partridgeberry, Japanese knotweed, winged euonymus and aster.

### **Inland Wetlands and Watercourses**

The inland wetlands and watercourses are interspersed throughout the two sites and constitute approximately 2.87 acres of the properties.

Copt's Brook flows into the 50 to 64 Danbury Road parcel and is collected within a stormdrain system which conveys flows under Danbury Road and into the Norwalk River. This approximate 140 foot reach of the brook is stone-lined with maple trees and shrubs adjacent to the brook. The brook historically flowed through an open channel through the property in a southerly direction, but had been diverted and piped to the west. Only the upper reach of the channel on the north (approximately 140 linear feet) now functions as an open watercourse.

There is a wetland corridor near the top of slopes in the easternmost section of that parcel. Understory vegetation within this wetland is primarily winged euonymus which is not a wetland indicator plant and considered to be an invasive species. The canopy cover is described above. The formation of this wetland probably was influenced by the historic construction of an earthen/stone berm along the western edge of this area which guides stormwater runoff in a southerly direction. In addition, in the past pipes were installed perpendicular to the slopes from this wetland which collect flows and discharge into catch basins located at the bottom of the slopes. A few drainage ditches were dug in this wetland location which further guide runoff flows downslope in a southwesterly direction to the flatter elevations.

There is a band of wetlands located near the toe of slope between the centrally-located parking lot and the hilltop wetland described above. This wetland strip is essentially grown with herbaceous species such as jewelweed, sedges, sweet flag, and rice cutgrass. Wild grape, bindweed, Virginia creeper and multiflora rose grow within this vicinity. Ground-water seeps

from the hillside help sustain the water budget in this wetland. It appears that this wetland seep area was formed when the slopes were cut into during the past development of the land.

The confluence point of two watercourses, one from the hillside wetlands described above and the second in a dug channel at the release point of a pipe from a northerly parking lot, form the sites' central wetland/watercourse corridor. An open channel of approximately 130' flows through a wetland lawn area. From this point the flows enter a closed drainage system which then discharges into the wooded wetland located on the 36 to 40 Danbury Road parcel on the south adjacent to Kensett Avenue. The central wetland/watercourse corridor is largely maintained as lawn with maples, oaks, and cedars scattered along the edges of the watercourses and interspersed within the lawn. There has been some erosion along portions of the banks. Some of this lawn area has been classified as inland wetlands by the soil scientist.

The wetland woodland located on the 36 to 40 Danbury Road parcel is fed by drainage collected from storm drains located within the parking areas on the site as well as the wetland/watercourse systems as noted above. A watercourse flows through this wetland with surplus drainage discharging into a 36" pipe under Kensett Avenue with flows released into a channel to the south of the road. Vegetation within this wetland consists of red, Norway, Japanese and sugar maples, ailanthus, black locust and American elm forming the canopy cover. Winged euonymus found in the understory is the dominant vegetative species. Additional vegetation includes wild grape, Asiatic bittersweet, white wood aster, Virginia creeper, clearweed, celandine, multiflora rose, wild mustard, goldenrod, and Japanese honeysuckle. This wetland has been disturbed by past dumping of miscellaneous material and encroached upon in the northerly segment by the disposal of asphalt, leaves, brush and grass clippings. Reportedly this area once contained a residence. This wooded wetland has been degraded and fragmented by past disturbances within the vicinity both on and offsite such as road and drainage construction and other development. In addition, this area does not support a high degree of diversity in wetland plant community structure and has many non-native and transition/upland plant species.

The final wetland identified on site is a 50' length of past dug drainage ditch which extends downslope from Lennon Lane on the east to the edge of the parking lot on the west. Vegetation growing within this area consists of a row of pines and hemlocks, Norway maple, Asiatic bittersweet, winged euonymus, wild cherry, rubus and maple seedlings.

The property survey prepared by Rocco V. D'Andrea, Inc. shows that the 36 to 40 Danbury Road property and the area associated with Copt's Brook on the 50 to 64 Danbury Road parcel lie within Federal Emergency Management Act (FEMA) flood zones. The southerly portion is designated Zones B and C while the northerly section is designated as Zones A and C. These designations may not accurately reflect existing conditions on this site particularly since the Copt's Brook watershed which formerly flowed from north to south through the entire site and discharged through the culvert in Kensett Avenue, was diverted with previous site development and rerouted under Route 7.



Wildlife observed during the time of site inspections included white-tailed deer, raccoon, chipmunk, American crow, goldfinch, Canada goose, American bluejay, Baltimore oriole, chickadee, cabbage white and least skipper.

#### Wetland and Watercourse Functions:

The following wetland/watercourse evaluations are based on visual observations, field experience and reference to the suggested criteria cited in the publication "The Highway Methodology Workbook, *Supplement*, Wetland Functions and Values, *A Descriptive Approach*", by the U.S. Army Corps of Engineers, NEDEP-360-1-30A, dated November 1995.

The 1½ ± acre wetlands located on the 36 to 40 Danbury Road parcel provides the greater functional value of onsite wetlands by virtue of its size, topographic position in the landscape and connectivity to on and offsite drainage and wetland systems. This area provides floodflow alteration via storage and desynchronization of storm flows. During rainy periods, stormwater runoff ponds within this wetland with flows gradually released through the existing 36" pipe.

The wetland also functions as a trap for sediments, toxicants, or pathogens which may be conveyed in runoff water from upslope areas. The wetland further serves, in a limited fashion, as a trap for nutrients in stormwater runoff from surrounding areas and to process these nutrients into other forms. This function is limited by the size of the wetland, lack of deep or open water habitats, and lack of emergent vegetation and aquatic diversity.

Wildlife species typically associated with wetland habitats is limited due to the past degradation of the land, the past development of surrounding uplands offsite, the presence of the well-travelled Danbury Road, the lack of interspersions of vegetative classes and lack of diversity in plant community structure. During much of the year it is expected that the wildlife species which utilize this area are primarily those which are wetland-dependent upland species or upland species. However, since this wetland is connected to up and downstream wetland/watercourse systems it is anticipated that during the wetter periods of the year wetland-dependent species will be found.

The wetland which is located on the 50 to 60 Danbury Road parcel within the eastern hillside near Whipple Road receives surface and ground-water runoff from the upper slopes within this watershed. These flows are conveyed through this corridor and disperse downslope. This corridor lacks a diverse plant community structure (the dominant vegetative species consists of winged euonymus which is an invasive plant) water and is considered to offer primarily roosting, nesting and passage to other areas for wildlife. The potential for water quality renovation is restricted by the sloping nature of this area. As noted previously in this report this wetland may have been formed and/or defined by the building of the berm which directs runoff along this area.

The lower wet meadow area at the base of this slope provides habitat essentially for insects as

noted during site inspections. Since the area is sloped, small and adjacent to catch basins within the parking lot, it is expected that water quality renovation is not an important component of this small, isolated wetland. As noted previously in this report, the meadow is positioned within an area of the hillside which had been cut for the existing site development.

The central intermittent watercourse corridor which is located within the east central portion of the site function to convey surface and ground-water runoff, provide aquatic habitat and water source on an intermittent basin, as well as an aesthetic feature on the landscape.

The Connecticut Department of Environmental Protection (DEP) Natural Diversity Data Base was contacted by ELS regarding the possible presence or absence of endangered, threatened or special concern species on the site. The enclosed correspondence from that office dated September 5, 2000 indicated there are no known populations of such species on this site.

#### **Proposed Conditions:**

The subject properties have been used for commercial purposes by the Perkin-Elmer Company for approximately 40 years. The Owner proposes the continued use of the site for commercial purposes with site improvements to upgrade the existing buildings, construct a new office building, reconfigure and construct new parking facilities, install a stormwater collection and treatment system, and upgrade the overall environmental quality of the properties. Because two parking structures are proposed instead of all at grade parking, there will be less impervious coverage with the redevelopment of the land. Refer to the plans prepared by EDA and ADA for specific information regarding the site development, layout, drainage and landscaping details.

#### **Regulated Activities:**

Activities proposed within the wetlands and watercourses are as follows:

1. Filling of the isolated approximate 800 square feet (sf) of wetland meadow strip which is located at the bottom of the slopes adjacent to the existing parking lot.
2. Filling of approximately 250 sf of the drainage ditch which now originates from Lennon Lane. Drainage from the slopes will be collected and guided through a new vegetated drainageway.
3. An approximate 20' length of the drainageway found within the central watercourse corridor will be piped to accommodate a segment of the new road. A presently piped segment of this watercourse is proposed to be reestablished as an open watercourse.

Those activities which are proposed to occur within the 50 and 100 foot setbacks from the wetlands and watercourses are as noted in the application and briefly described below:

The redevelopment of buildings and parking structures will occur within the existing areas presently covered with impervious surfaces; i.e. parking lots, buildings. Many of these locations fall within the designated setback areas as shown on the plans prepared by EDA.

Proposed Mitigation Measures:

The following proposed activities are deemed to be beneficial to the environmental resources and are stated herein.

1. Wetland adjacent to Kensett Avenue on the 36 to 40 Danbury Road parcel.
  - a. Select removal of debris in areas which can be easily accessed. It was determined that since there is a substantial amount of dumped rocks in the wetlands, the total removal would require bringing in backhoes, stripping of vegetation, and creating temporary accessways which could cause greater impact to the wetlands versus leaving the stone and block in selective areas.
  - b. Removal of the landscape dump from the northeast land adjacent to this wetland and replanting in part with native plant materials.
2. Central wetland/watercourses corridor located on the 50 to 64 Danbury Road parcel.
  - a. Removal of the existing small concrete pad and fence from the wetland setback.
  - b. Removal of the existing segment of concrete pipe from the hillside watercourse.
  - c. Placement of stone along the watercourses areas in those areas which have eroded.
  - d. Restoration of the wetland lawn by planting with a mix of woody and herbaceous plants. Establishment of selective meadow areas interspersed throughout this area. Maintained lawn will be kept within those areas in which there is visibility to and location of picnic areas. Sunken boulders will be placed along the limits of lawn to clearly mark the limits of maintained grounds. Please refer to the EDA Landscape Plans dated 11/3/00 for specific details.
  - e. The discharge point of the existing leakoff to the west of the watercourses which conveys runoff from paved areas is presently maintained as lawn. The discharge point is proposed to flow through the wetland restoration strip.
3. East central wetland hilltop corridor.
  - a. The existing residence and drive into this property is to be removed. The existing dirt drive is within a few feet of the wetland edge and the house is within 40'. The area is to be reseeded and eventually will revert to meadow and continue through the successional process over time.
  - b. The approximate 250 linear feet of asphalt drive which leads to the house from Lennon Lane will be removed and the area seeded pending approval from the

property owner.

4. Installation of 2 screech owl boxes in trees one of which will be in the wetlands by Kensett Avenue and the other within the hillside woodlands.
5. Land on both parcels is to be dedicated as Open Space. The area and location of the dedicated land is shown on the plans prepared by EDA.

**Summary:**

This proposed redevelopment of the land will offer many benefits to the town's economic base and to the environmental quality through a diversity of activities planned and as noted earlier in this report. These activities include the cleanup, restoration and enhancement of regulated wetlands and watercourses, the establishment of open space, the installation of stormwater quality drainage system which will capture suspended materials from runoff and the ongoing maintenance of that system, and the reduction of impervious coverage which will result in a reduction of pollutant loading to runoff and the establishment of diverse planting areas. The loss of the square foot, isolated wetland at the base of the slope on the east will displace the butterflies and other insects observed in that area. However, this loss will be compensated by the establishment of an additional wet meadow area in the lawn by the existing central watercourses. In summary, the environmental benefits to be recognized with this plan far outweigh the encroachments of regulated areas as described in this report and shown on the plans.

Sincerely,



Judith A. Slayback



99110

**OTTO R. THEALL**  
**PROFESSIONAL SOIL SCIENTIST**  
**PROFESSIONAL WETLAND SCIENTIST**  
**2 LLOYD ROAD**  
**NORWALK, CONNECTICUT 06850-1908**  
**TELEPHONE AND FAX (203) 845-0278**

**WETLAND INVESTIGATION REPORT**  
**PERKIN ELMER PROPERTY**  
**50-64 MAIN AVENUE**  
**WILTON, CONNECTICUT**  
**FEBRUARY 17, 2000**

I conducted an on-site investigation of the soils on the Perkin Elmer property at 50-64 Main Avenue in Wilton, Connecticut on February 1, 2, 3, 4 and 17, 2000. The investigation for wetland soils was conducted in the field by inspection of approximately 300 soil samples taken with an auger.

Several inland wetland areas were marked in the field with orange flags numbered 1 through 10, 11 through 40, 41 through 46, 47 through 77, 78 through 87, 88 through 138 and 139 through 142. The wetland soils on the property consist of *Raypol silt loam (Rb)* and *Ridgebury, Leicester and Whitman extremely stony fine sandy loams (Rn)*. The non-wetland soils on the property consist of *Charlton fine sandy loam, 8 to 15 percent slopes (CfC)*, *Charlton very stony fine sandy loam, 8 to 15 percent slopes (ChC)*, *Haven silt loam, 0 to 3 percent slopes (HcA)*, *Urban land (Ur)* and *Udorthents, smoothed (UD)*.

Respectfully submitted:

*Otto R. Theall*

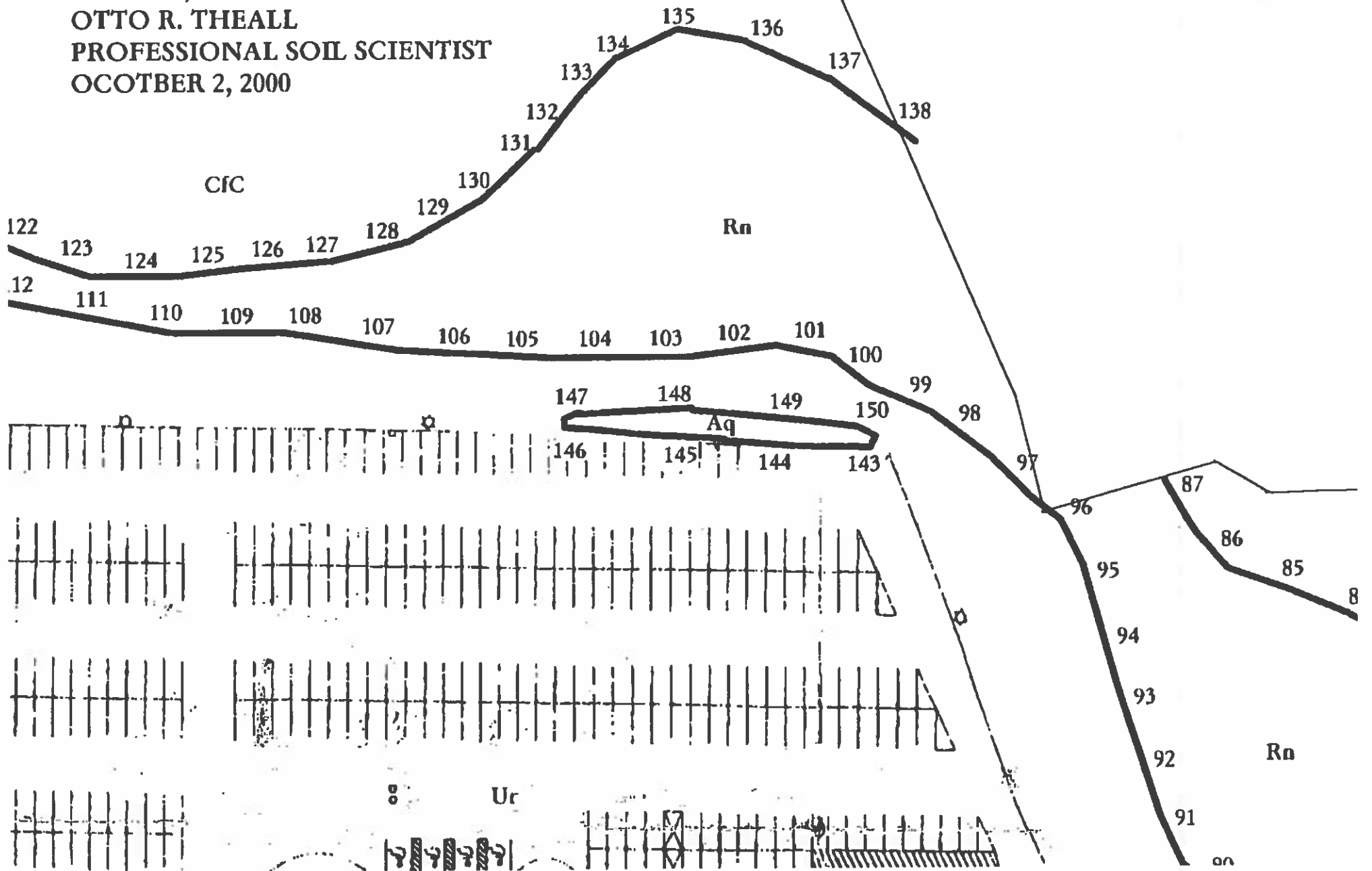
Otto R. Theall  
Professional Soil Scientist



SKETCH OF SOIL SURVEY  
PERKIN ELMER PROPERTY  
50-64 MAIN AVENUE  
WILTON, CONNECTICUT  
OTTO R. THEALL  
PROFESSIONAL SOIL SCIENTIST  
OCTOBER 2, 2000

ENVIR LAND SOL

11/02/00 22:18 FAX 203-855-7836



**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

J. CASEY HEALY  
EXTENSION 305

ADMITTED IN CONNECTICUT AND GEORGIA

(203) 762-9000  
FAX: (203) 834-1628

156 WEST 56TH STREET  
NEW YORK, NY 10019  
TELEPHONE: (212) 757-0434  
FAX: (212) 262-1215

November 3, 2000

DIV Fifty, LLC  
c/o The Davis Companies  
187 Danbury Road  
Wilton, CT 06897  
Attn: David P. Fiore

Re: DIV Fifty, LLC - Application for Wetland Permits  
Premises: 40 Danbury Road, Wilton, Connecticut

Dear Mr. Fiore:

The Inland Wetland Commission of the Town of Wilton requires a letter signed by you authorizing Gregory and Adams, P.C., to act as DIV Fifty, LLC's agent in connection with the above referenced application.

Please sign the enclosed counterpart original of this letter and return same to me.

Very truly yours,




J. Casey Healy

Enclosure

The undersigned hereby authorize Gregory and Adams, to act as its agent in connection with the above-referenced application.

DIV Fifty, LLC

By:   
David P. Fiore  
Member



**GREGORY AND ADAMS, P.C.**

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Premises: 50 to 64 Danbury Road, Wilton, Connecticut

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DIV Fifty, LLC

By: DPF  
David P. Fiore  
Member

**OTTO R. THEALL**  
**PROFESSIONAL SOIL SCIENTIST**  
**PROFESSIONAL WETLAND SCIENTIST**  
**2 LLOYD ROAD**  
**NORWALK, CONNECTICUT 06850-1908**  
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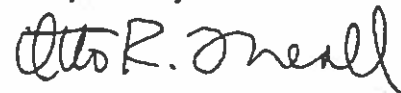
**WETLAND INVESTIGATION REPORT**  
**PERKIN ELMER PROPERTY**  
**50-64 MAIN AVENUE**  
**WILTON, CONNECTICUT**  
**FEBRUARY 17, 2000**  
**REVISED OCTOBER 2, 2000**

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During the February site visits, there was an area on the southeast side of the main parking lot that was covered with a snow bank and was not sampled for wetland soils. I returned to the site on October 2, 2000 and found that a small area of wetlands existed in that location. The wetland area was marked in the field with orange flags numbered 143 through 150. The wetland soils consist of *Aquents (Aq)*.

Respectfully submitted:

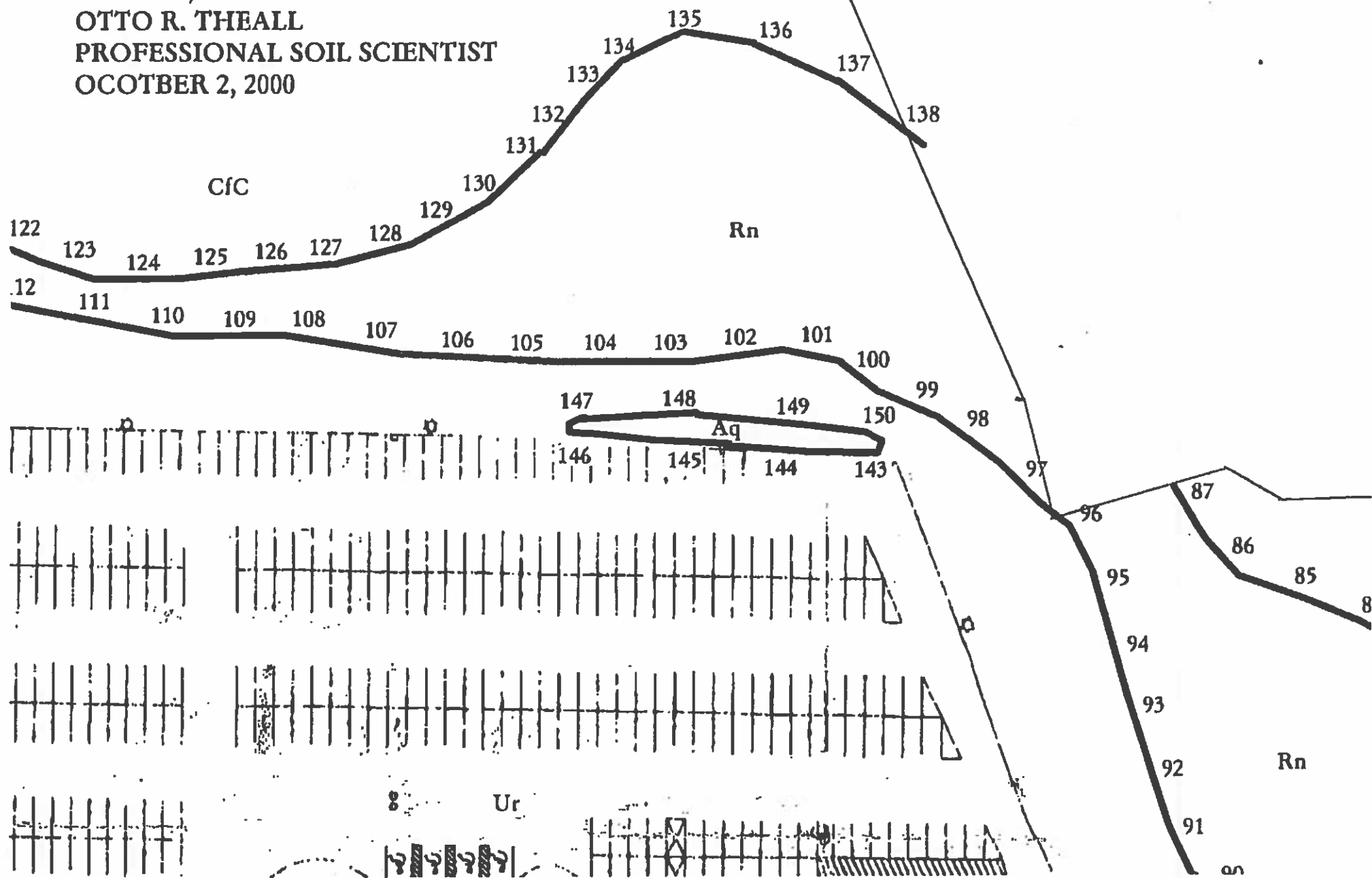


Otto R. Theall  
Professional Soil Scientist

SKETCH OF SOIL SURVEY  
 PERKIN ELMER PROPERTY  
 50-64 MAIN AVENUE  
 WILTON, CONNECTICUT  
 OTTO R. THEALL  
 PROFESSIONAL SOIL SCIENTIST  
 OCTOBER 2, 2000

ENVIR LAND SOL

11/02/00 01:44 FAX 203+855+7838





GREGORY AND ADAMS, P.C.  
TRUSTEE ACCOUNT  
190 OLD RIDGEFIELD ROAD  
WILTON, CONNECTICUT 06897

REMITTANCE ADVICE					

51-7227/2211

5463

PAY

THE SUM 10610 DOLLARS CTS

DOLLARS

DATE	TO THE ORDER OF	
11-300	Jimmy Wilton	DAVIS 922.m

CHECK AMOUNT		
10	610	00

GREGORY AND ADAMS, P.C.

11

*Gregory Adams*

RIDGEFIELD BANK  
WILTON, CONNECTICUT 06897

005463 221172270 507 001 125

GREGORY AND ADAMS, P.C.  
TRUSTEE ACCOUNT  
190 OLD RIDGEFIELD ROAD  
WILTON, CONNECTICUT 06897

REMITTANCE ADVICE					

51-7227/2211

5462

THE SUM 6860 DOLLARS

PAY

DATE	TO THE ORDER OF
11-3-00	John of Wilton

DAVIS

970.00

CHECK AMOUNT

6860	00
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GREGORY AND ADAMS, P.C.



*Casuy Healy*

RIDGEFIELD BANK  
WILTON, CONNECTICUT 06897

⑈005462⑈ ⑆221172270⑆ 507 001 125⑈

**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
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FAX: (212) 262-1215

November 3, 2000

**To Be Delivered By Hand**

Inland Wetlands Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897  
ATTN: Patricia Sesto - Director of Environmental Affairs

RECEIVED

NOV 03 2000

WILTON  
INLAND WETLAND  
COMMISSION

Re: DIV Fifty, LL. - Applications for Wetlands Permits  
Premises: 40 and 50 to 64 Danbury Road, Wilton, Connecticut

Dear Members of the Commission:

As attorneys for DIV Fifty, LLC ("DIV"), we submit its applications for significant activity permits, to wit:

1. 40 Danbury Road: (i) construction of a 125,000± square foot office building and parking garage in buffers to wetlands and a watercourse; (ii) relocating a segment of a 36" culvert and (iii) piping a segment of a drainage way.
2. 50 to 64 Danbury Road: (i) construction of a 75,000± square foot office building and parking garage in buffers to wetlands and a watercourse; (ii) filling approximately 800 square feet of wetlands consisting of an isolated hillside seep and 250 square feet of a dug drainage way and (iii) piping of an approximately 20' length of watercourse and adjacent wetlands.

In connection therewith, I enclose eleven (11) copies each of the following:

1. Application for Significant Activity with respect to the property located at 40 Danbury Road.
2. Application for Significant Activity with respect to the property located at 50 to 64 Danbury Road.
3. Property survey prepared by Rocco V. D'Andrea. ("D'Andrea.")- entitled "Site

Improvements" (Sheets 1 of 4 and 2 of 4) dated March 8, 2000, revised March 20, 2000, revised April 11, 2000 and revised November 2, 2000.

4. Topographic map prepared by D'Andrea. entitled "Topographic Survey" (Sheets 3 of 4 and 4 of 4) dated March 8, 2000, revised March 20, 2000, revised April 11, 2000 and revised November 2, 2000.
5. Layout Plan (SP-100) prepared by Environmental Design Associates ("EDA") dated November 1, 2000.
6. Grading Plan (SP-200) prepared by EDA dated November 1, 2000.
7. Planting Plan (SP-300) prepared by EDA dated November 1, 2000.
8. The "40 Plan" prepared by EDA.
9. The "G50" Plan prepared by EDA.
10. The "50 Plan" prepared by EDA.
11. The "60 Plan" prepared by EDA.
12. Biological Evaluation prepared by Environmental Land Solutions dated November 3, 2000.
13. Wetland Investigation Report prepared by the applicant's soil scientist Otto R. Theall dated February 17, 2000.
14. List of Project Professionals.
15. List of abutting property owners.
16. An addressed and stamped envelope for each abutting property owner, one (1) envelope addressed to the applicant and one (1) envelope addressed to the owner of the Premises.
17. Gregory and Adams' letter certifying title to the property located at 40 Danbury Road.
18. Gregory and Adams' letter certifying title to the property located at 50 to 64 Danbury



Inland Wetlands Commission

November 3, 2000

Page 3 of 3

Road.

19. Letter signed by DIV Fifty LLC. authorizing Gregory and Adams, P.C. to act as DIV's agent in connection with the wetland application with respect to the property located at 40 Danbury Road.

20. Letter signed by DIV Fifty LLC. authorizing Gregory and Adams, P.C. to act as DIV's agent in connection with the wetland application with respect to the property located at 50 to 64 Danbury Road.

Under separate cover, we will submit Gregory and Adams checks to the order of the Town of Wilton in the amounts of \$6,860.00 and \$10,610.00, respectively, in payment of the filing fees

Very Truly Yours,

GREGORY AND ADAMS, P.C.

By   
J. Casey Healy

JCH:ms  
Enclosures

**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

J. CASEY HEALY  
EXTENSION 305

ADMITTED IN CONNECTICUT AND GEORGIA

(203) 762-9000  
FAX: (203) 834-1628

156 WEST 56TH STREET  
NEW YORK, NY 10019  
TELEPHONE: (212) 757-0434  
FAX: (212) 262-1215

November 3, 2000

RECEIVED

NOV 03 2000

INLAND WETLAND  
COMMISSION

Inland Wetlands Commission  
Town Hall Annex  
238 Danbury Road Wilton, CT 06897  
ATTN: Ms. Patricia Sesto - Director of Environmental Affairs

Re: DIV Fifty, LLC - Application for Wetland Permit  
Premises: 50 - 64 Danbury Road, Wilton, Connecticut

Dear Members of the Commission:

As attorneys for DIV Fifty, LLC ("DIV"), we hereby certify that DIV owns the above-referenced Premises by virtue of a Special Warranty Deed from The Perkin Elmer Corporation dated May 22, 2000, and recorded on May 26, 2000 in Volume 1224 of the Wilton Land Records at Page 80.

Very truly yours,  
GREGORY AND ADAMS, P.C.

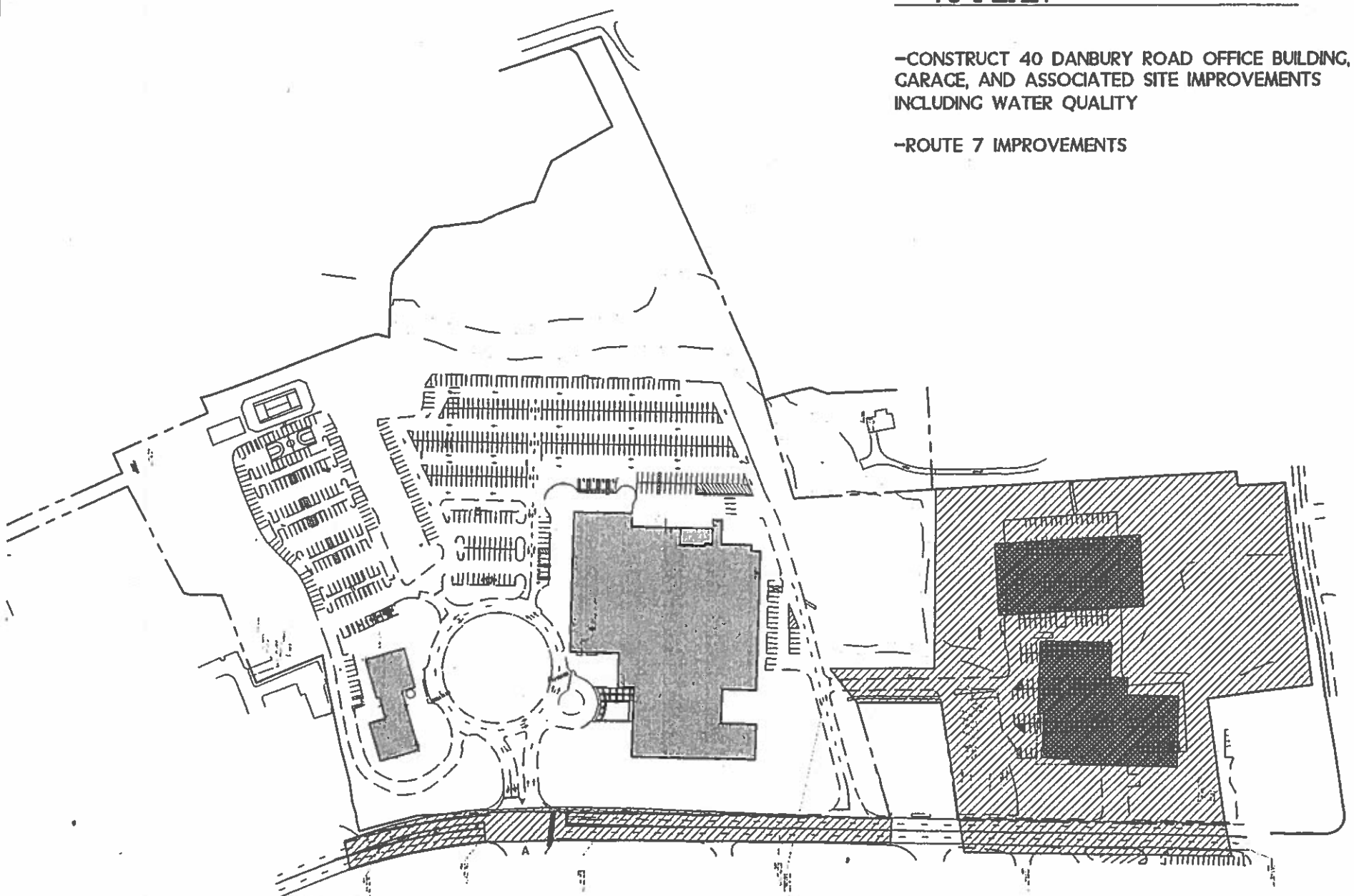
By:

  
J. Casey Healy

## 40 PLAN

-CONSTRUCT 40 DANBURY ROAD OFFICE BUILDING,  
GARAGE, AND ASSOCIATED SITE IMPROVEMENTS  
INCLUDING WATER QUALITY

-ROUTE 7 IMPROVEMENTS



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

# Wilton Corporate Park

Wilton, Connecticut

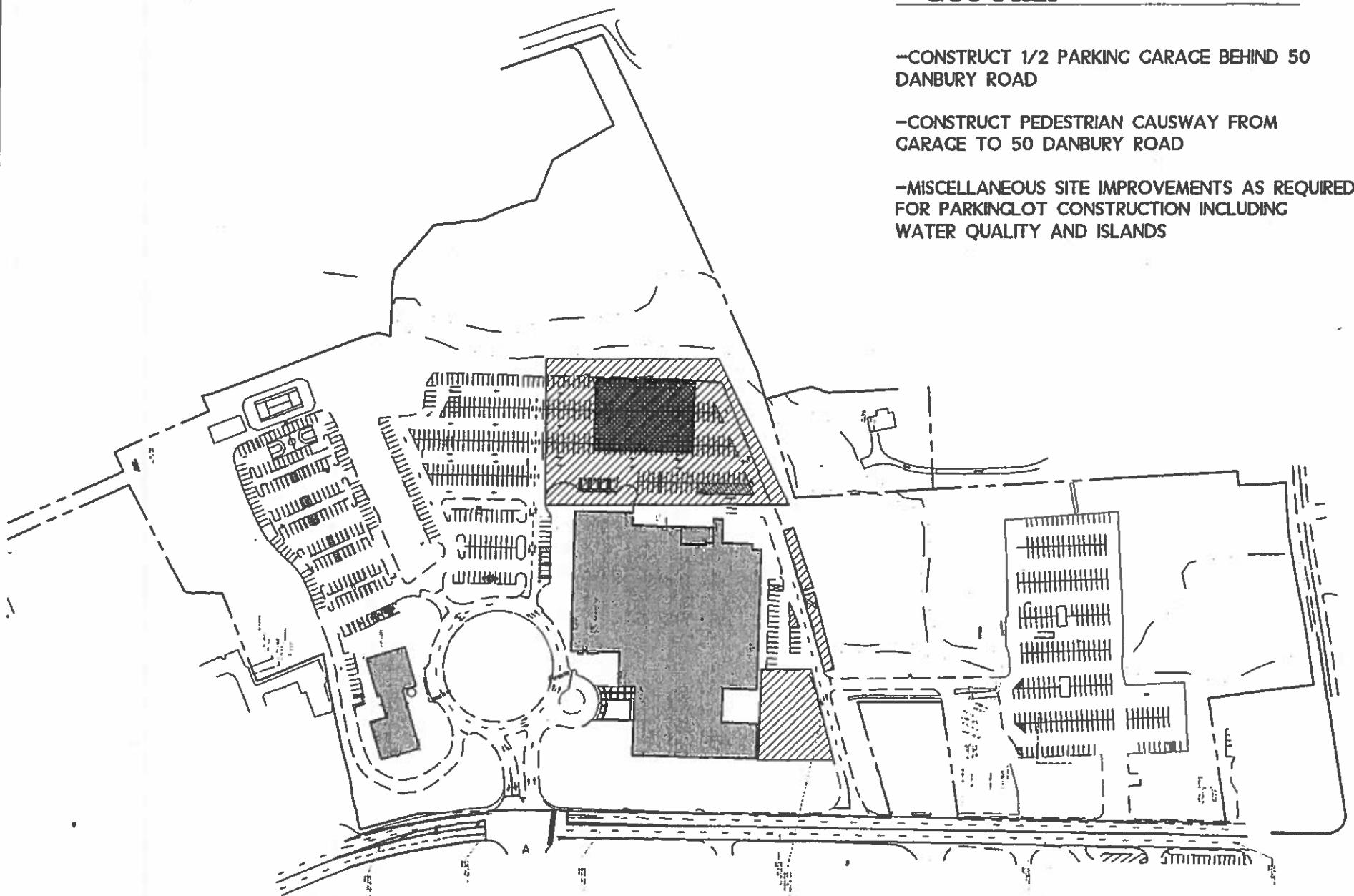


## 40 PLAN

Environmental Design Associates, PC  
1000 Main Street, Suite 200  
Wilton, CT 06097  
Telephone: (203) 426-1111  
Fax: (203) 426-1112  
MP-MX

## G50 Plan

- CONSTRUCT 1/2 PARKING GARAGE BEHIND 50 DANBURY ROAD
- CONSTRUCT PEDESTRIAN CAUSWAY FROM GARAGE TO 50 DANBURY ROAD
- MISCELLANEOUS SITE IMPROVEMENTS AS REQUIRED FOR PARKINGLOT CONSTRUCTION INCLUDING WATER QUALITY AND ISLANDS



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

Wilton Corporate Park

Wilton, Connecticut



G50 PLAN

Environmental Design Associates, PC  
1000 Main Street, Suite 200  
Wilton, CT 06897  
Tel: 203.261.1111  
Fax: 203.261.1112

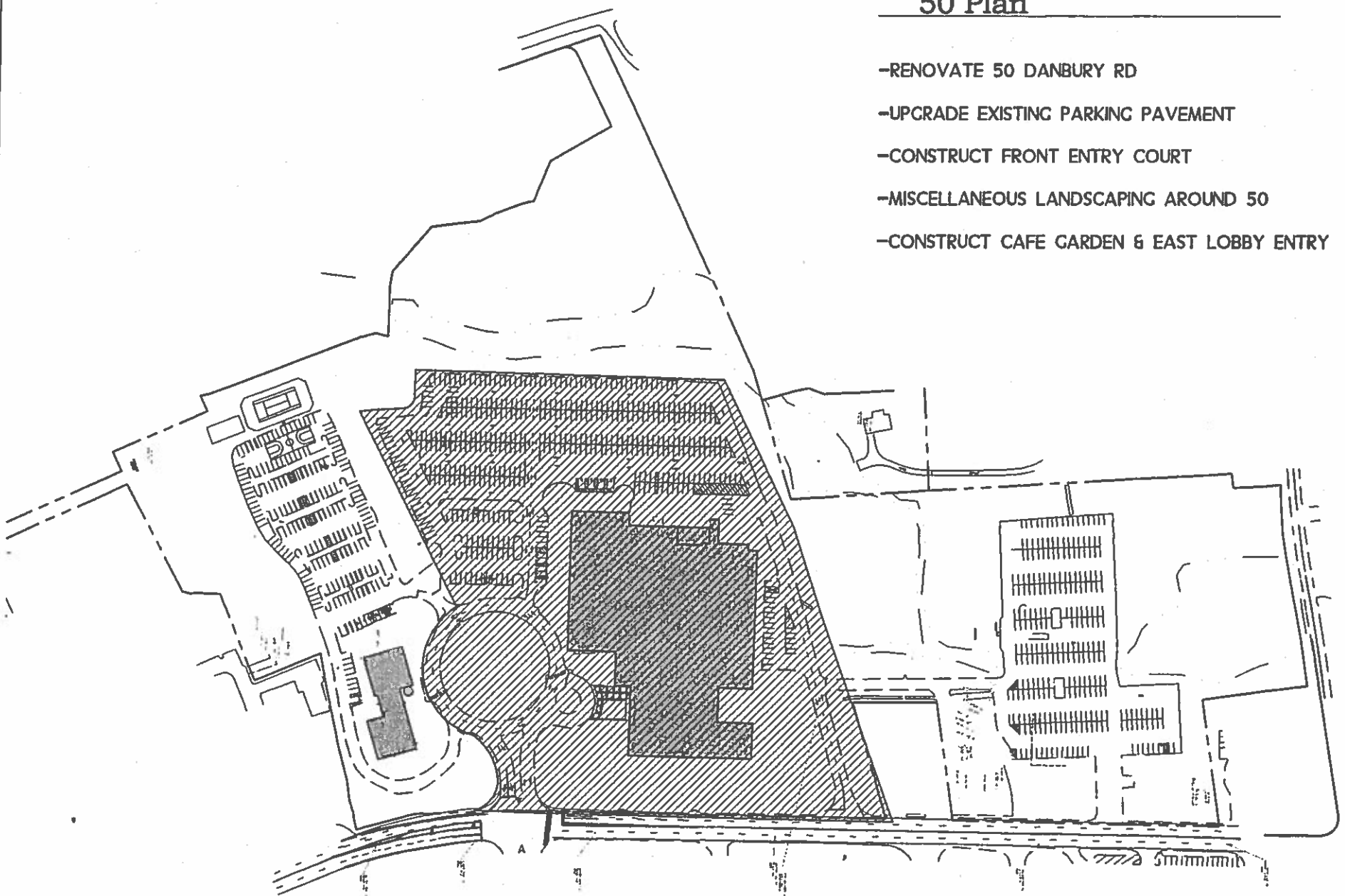


MP-NX



## 50 Plan

- RENOVATE 50 DANBURY RD
- UPGRADE EXISTING PARKING PAVEMENT
- CONSTRUCT FRONT ENTRY COURT
- MISCELLANEOUS LANDSCAPING AROUND 50
- CONSTRUCT CAFE GARDEN & EAST LOBBY ENTRY



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

Wilton Corporate Park

Wilton, Connecticut



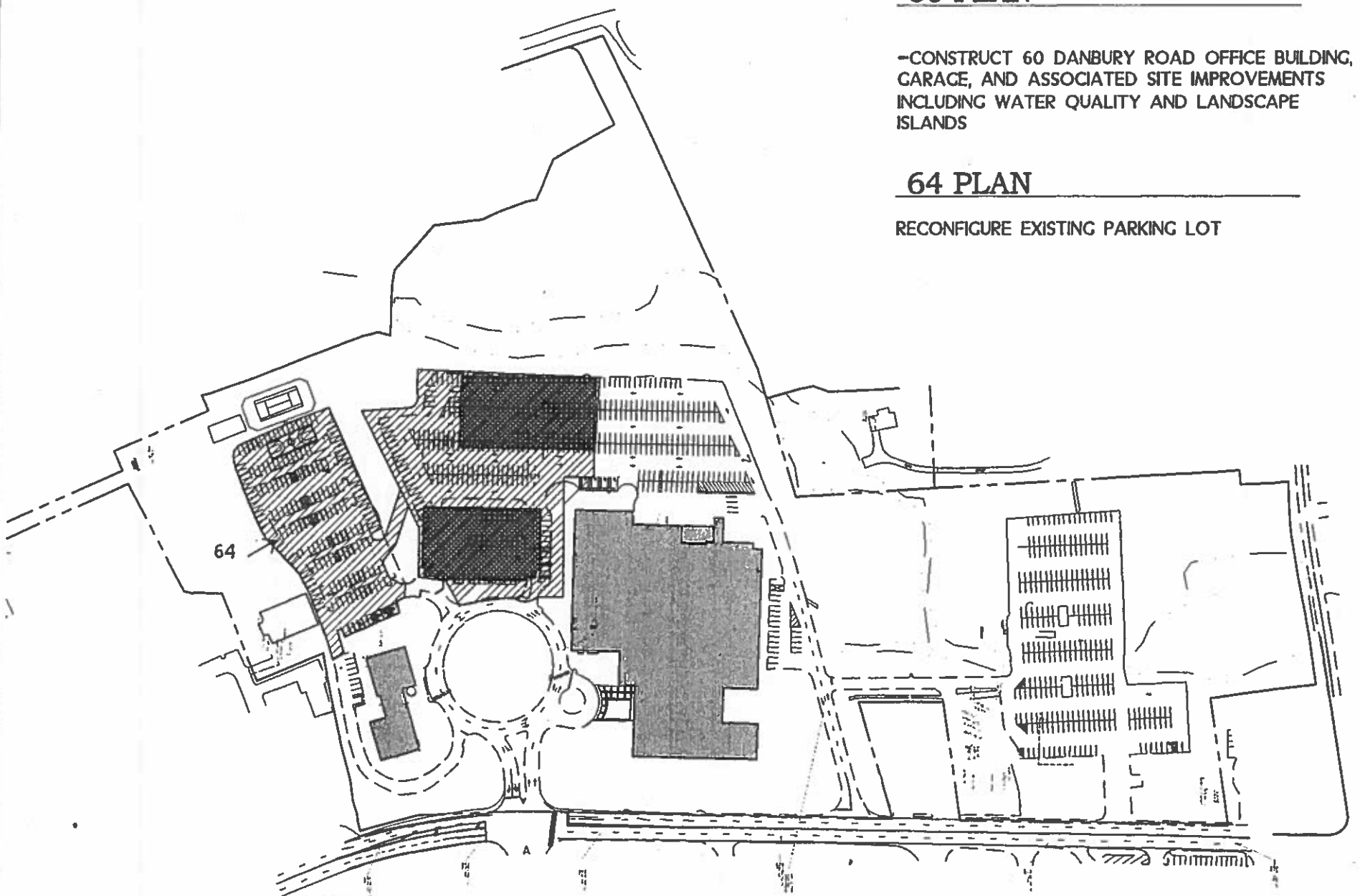
50 PLAN  
Environmental Design Associates PC  
1000 Main Street, Suite 200, Wilton, CT 06897  
(203) 655-1234 FAX (203) 655-1235  
MP-MX

## 60 PLAN

-CONSTRUCT 60 DANBURY ROAD OFFICE BUILDING,  
GARAGE, AND ASSOCIATED SITE IMPROVEMENTS  
INCLUDING WATER QUALITY AND LANDSCAPE  
ISLANDS

## 64 PLAN

RECONFIGURE EXISTING PARKING LOT



EXISTING  
PROPOSED STRUCTURE  
PROPOSED SITE WORK



THE DAVIS COMPANIES

# Wilton Corporate Park

Wilton, Connecticut



60 & 64 Plan

Environmental Design Associates, PC  
1000 Main Street, Suite 200, Wilton, CT 06897  
Tel: 203/655-1111 Fax: 203/655-1112  
MP-MX



Slayback & Popp Associates

**Environmental Land Solutions, LLC**

Environmental Analysis, Landscape Architecture & Planning

November 3, 2000

Wilton Inland Wetlands and Watercourses Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Re: Inland Wetlands and Watercourses Application  
36 - 64 Danbury Road, Wilton

Dear Commission Members:

DIV Fifty, LLC, an affiliate of The Davis Companies of Wilton, Connecticut proposes the redevelopment of two parcels of land located at 36 to 40 and at 50 to 64 Danbury Road. The property contains inland wetlands and watercourses, which have been field-identified and flagged by Otto Theall, certified soils scientist of Norwalk, CT. The regulated boundaries are shown on the existing conditions topographic map prepared by Rocco V. D'Andrea, Inc. and submitted with the wetland application materials. The proposed development will entail the deposition and removal of greater than 100 cubic yards (cy) of material within regulated areas which are defined as wetlands and watercourses, the respective 50' and 100' setbacks, and slopes with a grade in excess of 20% within 50' of a wetland or within 100' from a watercourse. Refer to the definition "Significant Regulated Activity" under Section 2.1.z.3.a. of the Inland Wetlands and Watercourses Regulations of the Town of Wilton. The following biological evaluation has been prepared in conformance with the stated requirements of Section 7.6.c. of the Regulations.

Environmental Land Solutions, LLC (ELS) has been authorized by the Owner to prepare this evaluation and to participate in the site planning process as it relates to regulated areas. This study is based on site inspections made on 8/28/00, 10/13/00 and 10/19/00; review of pertinent natural resource data; and review of the following plans and reports:

1. "Site Improvements, Danbury Road, Wilton, Connecticut - Property Survey, Topographic Survey", prepared by Rocco V. D'Andrea, Inc.
2. "Site Plans" SP100, SP200 and SP300, prepared by Environmental Design Associates, PC (EDA), revised to November 3, 2000.
3. Drainage Plans, prepared by Allan Davis Associates (ADA).
4. Soils reports and sketches prepared by Otto Theall, certified soils scientist.

#### **Existing Conditions:**

The subject properties consist of 2 parcels which total 33.106 acres with the large, primarily square shaped parcel located fronting on Danbury Road with Kensett Avenue on the south boundary. The second parcel is on the north fronting on Danbury Road and Lennon Lane on the east. This land contains the former Perkin-Elmer office buildings, parking lots, maintenance shed, three residential buildings, tennis and volleyball courts, attendant facilities, maintained grounds and landscaping. The land within the south which is largely wooded wetlands is vacant. A segment of the land in the easternmost area contains a residence and presently is accessed over a gravel drive which extends off Lennon Lane.

The front portion of the site is fairly level to gently sloping. The eastern portion of the parcel consists of wooded slopes which rise to the east toward Whipple Road. This woodland community is grown with sugar maple, red maple, Norway maple, red oak, shagbark hickory and American elm with the maples dominating the tree canopy. Understory includes partridgeberry, Japanese knotweed, winged euonymus and aster.

#### **Inland Wetlands and Watercourses**

The inland wetlands and watercourses are interspersed throughout the two sites and constitute approximately 2.87 acres of the properties.

Copt's Brook flows into the 50 to 64 Danbury Road parcel and is collected within a stormdrain system which conveys flows under Danbury Road and into the Norwalk River. This approximate 140 foot reach of the brook is stone-lined with maple trees and shrubs adjacent to the brook. The brook historically flowed through an open channel through the property in a southerly direction, but had been diverted and piped to the west. Only the upper reach of the channel on the north (approximately 140 linear feet) now functions as an open watercourse.

There is a wetland corridor near the top of slopes in the easternmost section of that parcel. Understory vegetation within this wetland is primarily winged euonymus which is not a wetland indicator plant and considered to be an invasive species. The canopy cover is described above. The formation of this wetland probably was influenced by the historic construction of an earthen/stone berm along the western edge of this area which guides stormwater runoff in a southerly direction. In addition, in the past pipes were installed perpendicular to the slopes from this wetland which collect flows and discharge into catch basins located at the bottom of the slopes. A few drainage ditches were dug in this wetland location which further guide runoff flows downslope in a southwesterly direction to the flatter elevations.

There is a band of wetlands located near the toe of slope between the centrally-located parking lot and the hilltop wetland described above. This wetland strip is essentially grown with herbaceous species such as jewelweed, sedges, sweet flag, and rice cutgrass. Wild grape, bindweed, Virginia creeper and multiflora rose grow within this vicinity. Ground-water seeps



from the hillside help sustain the water budget in this wetland. It appears that this wetland seep area was formed when the slopes were cut into during the past development of the land.

The confluence point of two watercourses, one from the hillside wetlands described above and the second in a dug channel at the release point of a pipe from a northerly parking lot, form the sites' central wetland/watercourse corridor. An open channel of approximately 130' flows through a wetland lawn area. From this point the flows enter a closed drainage system which then discharges into the wooded wetland located on the 36 to 40 Danbury Road parcel on the south adjacent to Kensett Avenue. The central wetland/watercourse corridor is largely maintained as lawn with maples, oaks, and cedars scattered along the edges of the watercourses and interspersed within the lawn. There has been some erosion along portions of the banks. Some of this lawn area has been classified as inland wetlands by the soil scientist.

The wetland woodland located on the 36 to 40 Danbury Road parcel is fed by drainage collected from storm drains located within the parking areas on the site as well as the wetland/watercourse systems as noted above. A watercourse flows through this wetland with surplus drainage discharging into a 36" pipe under Kensett Avenue with flows released into a channel to the south of the road. Vegetation within this wetland consists of red, Norway, Japanese and sugar maples, ailanthus, black locust and American elm forming the canopy cover. Winged euonymus found in the understory is the dominant vegetative species. Additional vegetation includes wild grape, Asiatic bittersweet, white wood aster, Virginia creeper, clearweed, celandine, multiflora rose, wild mustard, goldenrod, and Japanese honeysuckle. This wetland has been disturbed by past dumping of miscellaneous material and encroached upon in the northerly segment by the disposal of asphalt, leaves, brush and grass clippings. Reportedly this area once contained a residence. This wooded wetland has been degraded and fragmented by past disturbances within the vicinity both on and offsite such as road and drainage construction and other development. In addition, this area does not support a high degree of diversity in wetland plant community structure and has many non-native and transition/upland plant species.

The final wetland identified on site is a 50' length of past dug drainage ditch which extends downslope from Lennon Lane on the east to the edge of the parking lot on the west. Vegetation growing within this area consists of a row of pines and hemlocks, Norway maple, Asiatic bittersweet, winged euonymus, wild cherry, rubus and maple seedlings.

The property survey prepared by Rocco V. D'Andrea, Inc. shows that the 36 to 40 Danbury Road property and the area associated with Copt's Brook on the 50 to 64 Danbury Road parcel lie within Federal Emergency Management Act (FEMA) flood zones. The southerly portion is designated Zones B and C while the northerly section is designated as Zones A and C. These designations may not accurately reflect existing conditions on this site particularly since the Copt's Brook watershed which formerly flowed from north to south through the entire site and discharged through the culvert in Kensett Avenue, was diverted with previous site development and rerouted under Route 7.

Wildlife observed during the time of site inspections included white-tailed deer, raccoon, chipmunk, American crow, goldfinch, Canada goose, American bluejay, Baltimore oriole, chickadee, cabbage white and least skipper.

#### Wetland and Watercourse Functions:

The following wetland/watercourse evaluations are based on visual observations, field experience and reference to the suggested criteria cited in the publication "The Highway Methodology Workbook, *Supplement*, Wetland Functions and Values, *A Descriptive Approach*", by the U.S. Army Corps of Engineers, NEDEP-360-1-30A, dated November 1995.

The 1½ ± acre wetlands located on the 36 to 40 Danbury Road parcel provides the greater functional value of onsite wetlands by virtue of its size, topographic position in the landscape and connectivity to on and offsite drainage and wetland systems. This area provides floodflow alteration via storage and desynchronization of storm flows. During rainy periods, stormwater runoff ponds within this wetland with flows gradually released through the existing 36" pipe.

The wetland also functions as a trap for sediments, toxicants, or pathogens which may be conveyed in runoff water from upslope areas. The wetland further serves, in a limited fashion, as a trap for nutrients in stormwater runoff from surrounding areas and to process these nutrients into other forms. This function is limited by the size of the wetland, lack of deep or open water habitats, and lack of emergent vegetation and aquatic diversity.

Wildlife species typically associated with wetland habitats is limited due to the past degradation of the land, the past development of surrounding uplands offsite, the presence of the well-travelled Danbury Road, the lack of interspersed vegetative classes and lack of diversity in plant community structure. During much of the year it is expected that the wildlife species which utilize this area are primarily those which are wetland-dependent upland species or upland species. However, since this wetland is connected to up and downstream wetland/watercourse systems it is anticipated that during the wetter periods of the year wetland-dependent species will be found.

The wetland which is located on the 50 to 60 Danbury Road parcel within the eastern hillside near Whipple Road receives surface and ground-water runoff from the upper slopes within this watershed. These flows are conveyed through this corridor and disperse downslope. This corridor lacks a diverse plant community structure (the dominant vegetative species consists of winged euonymus which is an invasive plant) water and is considered to offer primarily roosting, nesting and passage to other areas for wildlife. The potential for water quality renovation is restricted by the sloping nature of this area. As noted previously in this report this wetland may have been formed and/or defined by the building of the berm which directs runoff along this area.

The lower wet meadow area at the base of this slope provides habitat essentially for insects as

noted during site inspections. Since the area is sloped, small and adjacent to catch basins within the parking lot, it is expected that water quality renovation is not an important component of this small, isolated wetland. As noted previously in this report, the meadow is positioned within an area of the hillside which had been cut for the existing site development.

The central intermittent watercourse corridor which is located within the east central portion of the site function to convey surface and ground-water runoff, provide aquatic habitat and water source on an intermittent basin, as well as an aesthetic feature on the landscape.

The Connecticut Department of Environmental Protection (DEP) Natural Diversity Data Base was contacted by ELS regarding the possible presence or absence of endangered, threatened or special concern species on the site. The enclosed correspondence from that office dated September 5, 2000 indicated there are no known populations of such species on this site.

#### **Proposed Conditions:**

The subject properties have been used for commercial purposes by the Perkin-Elmer Company for approximately 40 years. The Owner proposes the continued use of the site for commercial purposes with site improvements to upgrade the existing buildings, construct a new office building, reconfigure and construct new parking facilities, install a stormwater collection and treatment system, and upgrade the overall environmental quality of the properties. Because two parking structures are proposed instead of all at grade parking, there will be less impervious coverage with the redevelopment of the land. Refer to the plans prepared by EDA and ADA for specific information regarding the site development, layout, drainage and landscaping details.

#### **Regulated Activities:**

Activities proposed within the wetlands and watercourses are as follows:

1. Filling of the isolated approximate 800 square feet (sf) of wetland meadow strip which is located at the bottom of the slopes adjacent to the existing parking lot.
2. Filling of approximately 250 sf of the drainage ditch which now originates from Lennon Lane. Drainage from the slopes will be collected and guided through a new vegetated drainageway.
3. An approximate 20' length of the drainageway found within the central watercourse corridor will be piped to accommodate a segment of the new road. A presently piped segment of this watercourse is proposed to be reestablished as an open watercourse.

Those activities which are proposed to occur within the 50 and 100 foot setbacks from the wetlands and watercourses are as noted in the application and briefly described below:

The redevelopment of buildings and parking structures will occur within the existing areas presently covered with impervious surfaces; i.e. parking lots, buildings. Many of these locations fall within the designated setback areas as shown on the plans prepared by EDA.

Proposed Mitigation Measures:

The following proposed activities are deemed to be beneficial to the environmental resources and are stated herein.

1. Wetland adjacent to Kensett Avenue on the 36 to 40 Danbury Road parcel.
  - a. Select removal of debris in areas which can be easily accessed. It was determined that since there is a substantial amount of dumped rocks in the wetlands, the total removal would require bringing in backhoes, stripping of vegetation, and creating temporary accessways which could cause greater impact to the wetlands versus leaving the stone and block in selective areas.
  - b. Removal of the landscape dump from the northeast land adjacent to this wetland and replanting in part with native plant materials.
2. Central wetland/watercourses corridor located on the 50 to 64 Danbury Road parcel.
  - a. Removal of the existing small concrete pad and fence from the wetland setback.
  - b. Removal of the existing segment of concrete pipe from the hillside watercourse.
  - c. Placement of stone along the watercourses areas in those areas which have eroded.
  - d. Restoration of the wetland lawn by planting with a mix of woody and herbaceous plants. Establishment of selective meadow areas interspersed throughout this area. Maintained lawn will be kept within those areas in which there is visibility to and location of picnic areas. Sunken boulders will be placed along the limits of lawn to clearly mark the limits of maintained grounds. Please refer to the EDA Landscape Plans dated 11/3/00 for specific details.
  - e. The discharge point of the existing leakoff to the west of the watercourses which conveys runoff from paved areas is presently maintained as lawn. The discharge point is proposed to flow through the wetland restoration strip.
3. East central wetland hilltop corridor.
  - a. The existing residence and drive into this property is to be removed. The existing dirt drive is within a few feet of the wetland edge and the house is within 40'. The area is to be reseeded and eventually will revert to meadow and continue through the successional process over time.
  - b. The approximate 250 linear feet of asphalt drive which leads to the house from Lennon Lane will be removed and the area seeded pending approval from the



property owner.

4. Installation of 2 screech owl boxes in trees one of which will be in the wetlands by Kensett Avenue and the other within the hillside woodlands.
5. Land on both parcels is to be dedicated as Open Space. The area and location of the dedicated land is shown on the plans prepared by EDA.

**Summary:**

This proposed redevelopment of the land will offer many benefits to the town's economic base and to the environmental quality through a diversity of activities planned and as noted earlier in this report. These activities include the cleanup, restoration and enhancement of regulated wetlands and watercourses, the establishment of open space, the installation of stormwater quality drainage system which will capture suspended materials from runoff and the ongoing maintenance of that system, and the reduction of impervious coverage which will result in a reduction of pollutant loading to runoff and the establishment of diverse planting areas. The loss of the square foot, isolated wetland at the base of the slope on the east will displace the butterflies and other insects observed in that area. However, this loss will be compensated by the establishment of an additional wet meadow area in the lawn by the existing central watercourses. In summary, the environmental benefits to be recognized with this plan far outweigh the encroachments of regulated areas as described in this report and shown on the plans.

Sincerely,



Judith A. Slayback

**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW  
190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

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156 WEST 56<sup>TH</sup> STREET  
NEW YORK, NY 10019  
(212) 757-0434

September 8, 2005

**RECEIVED**

SEP 13 2005

WILTON INLAND WETLAND  
COMMISSION

**To Be Delivered By Hand**

Inland Wetlands Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Attention: Ms. Patricia Sesto - Director of Environmental Affairs

Re: DIV Fifty, LLC - Applications for Wetland Permits (WET #967 and #968)  
Premises: 40, 50 and 60 Danbury Road, Wilton, Connecticut

Dear Members of the Commission:

We represent DIV Fifty, LLC ("DIV"). DIV received the following wetlands permit approvals from the Commission:

1. WET#967 as evidenced by the Commission's Resolution #201-3P dated January 11, 2001 to allow the construction of a 125,000 square foot office building and parking garage in buffers of wetlands and watercourses at 40 Danbury Road.
2. WET#968 as evidenced by the Commission's Resolution #201-4P dated January 11, 2001 to allow the construction of a 75,000 square foot office building and parking garage in buffers of wetlands and watercourses at 50 - 64 Danbury Road.

Wetlands permits WET#967 and WET#968 expire on January 25, 2006. As attorneys for DIV, we hereby request a five (5) year extension of the expiration date of the wetlands permits pursuant to Section 22A-42a (d)(2) of the Connecticut General Statutes.

If you have any questions or require any further information or documentation in order to process this request, please do not hesitate to contact me.

Respectfully submitted,  
GREGORY AND ADAMS, P.C.

By:   
J. Casey Healy

JCH:jch

cc: Mr. David P. Fiore - The Davis Companies  
Mr. John W. Block - Tighe & Bond

*Route to: R. Merney  
P. Santo*

FRANCA L. DeROSA  
ATTORNEY-AT-LAW

Direct: 860-509-6539  
fderosa@brownrudnick.com

**BROWNRUDNICK**

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06103  
tel 860.509.6500  
fax 860.509.6501

*For info - Bill  
11/15/07*

November 13, 2007

**VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED**

William F. Brennan, First Selectman  
Town of Wilton  
Wilton Town Hall  
238 Danbury Road  
Wilton, CT 06897

**RECEIVED**

NOV 16 2007

**PLANNING & ZONING**

1ST SELECTMANS OFFICE

NOV 15 2007

Re: Notice of Environmental Remediation  
50, 60, and 64 Danbury Road, Wilton, Connecticut

Dear First Selectman Brennan:

Pursuant to Connecticut General Statutes Section 22a-134a(i)(3), this letter serves as notice to the Town of Wilton as the owner of Whipple Road, Grumman Hill Road, and Hollyhock Road located in Wilton, Connecticut, that Applera Corporation will commence soil remediation activities at 50, 60, and 64 Danbury Road, Wilton, Connecticut (the "Property") during November 2007.

The remediation will be completed in accordance with the Remedial Action Plan/Inactive Waste Disposal Galleries, dated November 2007, and prepared by GZA GeoEnvironmental, Inc. The remediation will include removal of structures and impacted soils associated with former wastewater disposal at the Property.

If you have any questions or would like a copy of the RAP, please contact me at 860-509-6539.

Very truly yours,

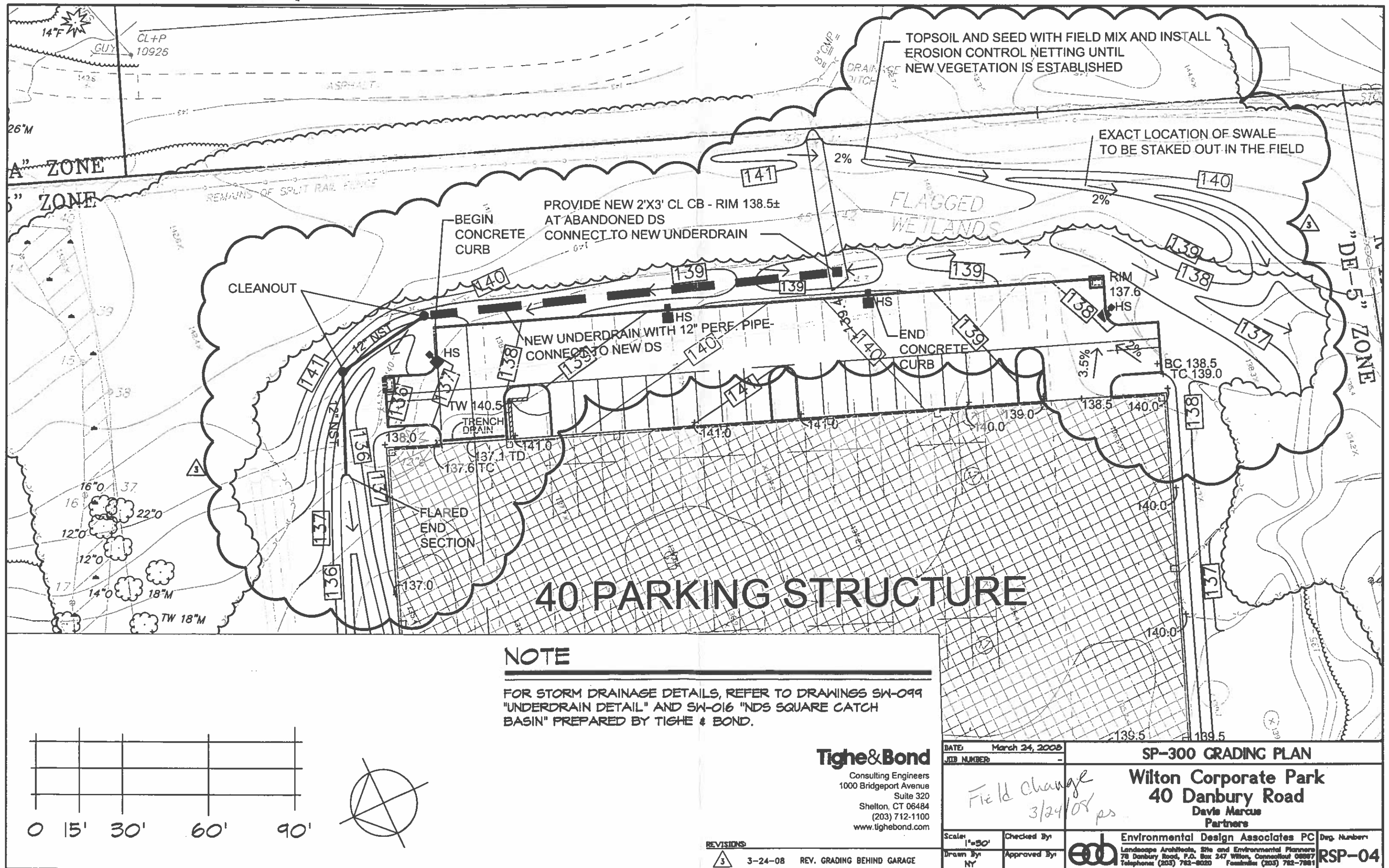
**BROWN RUDNICK BERLACK ISRAELS LLP**

By: *Franca*

Franca L. DeRosa

# 40244663

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





# **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				
SUPPLEMENTAL DATA																	
		Alt Prcl ID 5973, 5971,5648,5346,5343				Legal Note V1355P302 EASE				<b>64 Danbury Road</b>							
		Taxable/Ex 1:				Legal Note											
		Fire Distric 1:				Legal Note											
		Cencus Tr 454				Legal Note											
		Legal Note WLR 5593,5592,				Call Back											
		Legal Note 5591,5590															
		GIS ID 100003				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 WILTON DANBURY ROAD HOLDINGS LLC WILTON 64 LLC DIV FIFTY LLC C/O THE DAVIS COMP PERKIN ELMER CORP,TAX DEPT				2505	0601	02-03-2020	U	I	0	Q	2022 2-4 4,400,690 2021 2-4 4,400,690 2020 2-4 4,400,690						
				2505	0103	01-16-2020	U	I	0	1L							
				1415	0327	08-23-2002	U	I	0	00							
				1224	0080	05-26-2000	Q	I	26,500,000	00							
				0086	0478	08-01-1960	Q	I	0	00							
										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>APPRAISED VALUE SUMMARY</b>			
<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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001																	
NOTES																	
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 -IA,ECO=CI,SHRD DR OB#5=30X60 PADD LE-CT  EXT=MARKET/INCOME ADJ 7 OFFICE UNITS PER 2016 I & E																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		VISIT / CHANGE HISTORY							
19-18	02-04-2019	CM	Commercial	120,000		100		CHARLES TAYLOR		Date	Id	Type	Is	Cd	Purpose/Result		
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		03-19-2021	TH	03		54	Data Correction		
17-513	10-12-2017		ASML 2ND & 3	65,000		100	11-15-2017	CO#17-513		01-25-2019	BL			44	Hearing No Change		
17-176	05-10-2017		ALT'S FOR 1 O	6,500		100	10-01-2017			08-15-2017	SB			21	Field Review		
16-30	02-09-2016		LAMORTE BUR	30,000		100	04-08-2016	CO#16-30		10-26-2012	BL			21	Field Review		
021330	09-06-2013		SIGNAL ADMIN	15,000		100	09-30-2013	CO#11360		09-14-2007	JD			00	Measur+Listed		
										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'.

A photograph of a modern, multi-story office building with a grid-like facade and large windows, situated behind a green lawn and a paved road.

A photograph of a modern, multi-story office building with a grid-like facade and large windows, situated behind a green lawn and a paved road.

## A photograph of a modern, multi-story office building with a grid-like facade and large windows, situated behind a green lawn and a paved road.

A photograph of a modern, multi-story office building with a grid-like facade and large windows, situated behind a green lawn and a paved road.

A photograph of a modern, multi-story office building with a grid-like facade and large windows, situated behind a green lawn and a paved road.

A photograph of a modern, multi-story office building with a grid-like facade and large windows, situated behind a green lawn and a paved road.



**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																
		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 WILTON 40/60 LLC DIV FIFTY LLC DIV FIFTY LLC C/O THE DAVIS COMP PERKIN ELMER CORP,TAX DEPT		2517	0836	10-07-2020	Q	I	17,100,000	00					Year	Code	Assessed	Year	Code	Assessed
		2042	0210	03-20-2009	U	I	0	Q					2022	2-4	9,140,950	2021	2-4	9,140,950
		1415	0001	08-22-2002	U	V	0	00										
		1224	0080	05-26-2000	Q	I	26,500,000	00										
		0086	0478	08-01-1960	Q	I	0	00										
		Total										Total		9,140,950	Total	9,140,950	Total	9,140,950
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int						
		Total		0.00														
ASSESSING NEIGHBORHOOD																		
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								
Valuation Method										C								
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result			
21-993	02-24-2022	BP	Building Permit	2,800,000		100	02-24-2022	TENANT FIT OUT RADIOLOG		03-19-2021	TH	03		54	Data Correction			
21-802	10-12-2021	MEPS	MEPS Permit	74,000		0	02-15-2022	3 GROUND MOUNTED SIGN		08-15-2017	SB			21	Field Review			
21-312	06-22-2021	BP	Building Permit	1,400,000		0		TENANT FITOUT		10-26-2012	BL			21	Field Review			
20-381	10-13-2020	BP	Building Permit	3,000,000		0	02-11-2022	PARKING GARAGE EXPANSI		09-14-2007	JD			99	Vacant			
20-150017	08-27-2020	DE	Demolish			0		INTERIOR DEMOLITION		03-03-2003	BK			43	Hearing Change			
MINOR	06-21-2011		WORK STATIO			100	08-17-2011	CO#10551		10-01-2002	DL			00	Measur+Listed			
020516	08-31-2010		SUN PRODUC	1,858,352		100	01-24-2011	CO#10225										
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	2-7C	Off. Condo	DE-5			0 SF	0.00	1.00000	5	1.00		1.000			0	0		
Total Card Land Units 0.00 AC Parcel Total Land Area: 0.00 Total Land Value 0																		

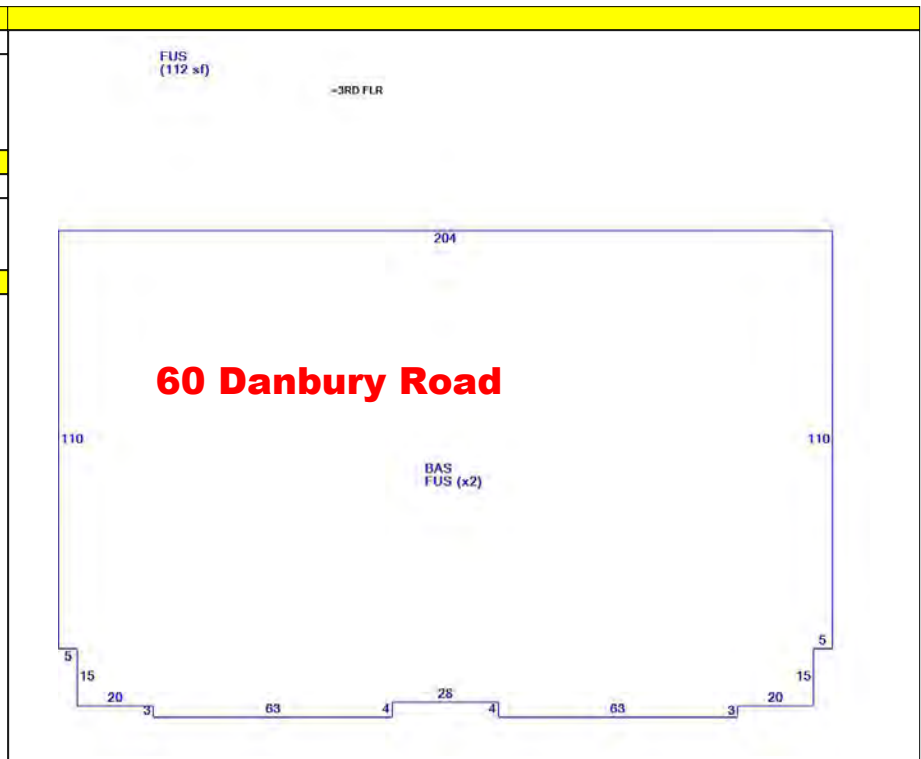
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	47	Class A Bldg Condo									
Model	94	Commercial									
Grade	07	Excellent +10									
Occupancy	3.00										
Exterior Wall 1	28	Glass/Thermo.									
Exterior Wall 2					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



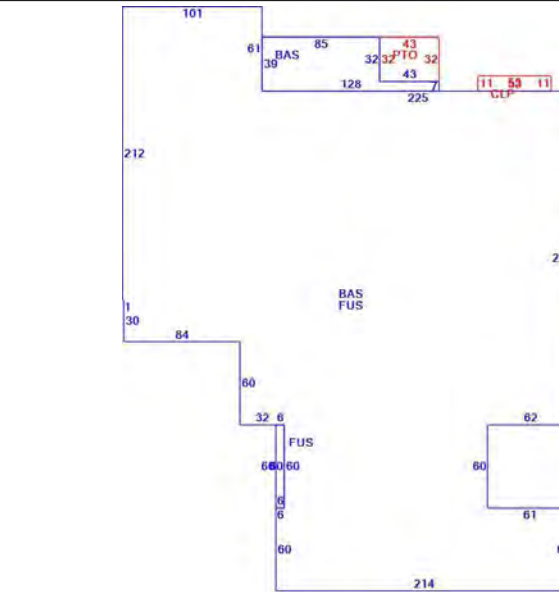
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6161  WILTON, CT  <b>VISION</b>						
WILTON 50 DANBURY ROAD OWNER C/O TACONIC CAPITAL ADVISORS L 280 PARK AVE 5TH FL  NEW YORK NY 10017		1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed							
			3 Public Sewer			COM LAND	2-1	290,000	203,000							
						COM CONDO	2-4	24,710,000	17,297,000							
SUPPLEMENTAL DATA						<b>50 Danbury Road</b>										
Alt Prcl ID 5973, 5971,5648,5345,5344		Legal Note V1355P302 EASE														
Taxable/Ex 1:		Legal Note														
Fire Distric 1:		Legal Note														
Cencus Tr 454		Legal Note														
Legal Note WLR 5593,5592,		Call Back														
Legal Note 5591,5590																
GIS ID 100002		Assoc Pid#														
						Total		25,000,000	17,500,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WILTON 50 DANBURY ROAD OWNER LLC WILTON DANBURY ROAD HOLDINGS LLC WILTON 50 LLC DIV FIFTY LLC C/O THE DAVIS COMP PERKIN ELMER CORP,TAX DEPT		2505	0598	02-03-2020	U	I	0	Q	Year	Code	Assessed	Year	Code	Assessed		
		2505	0107	01-16-2020	U	I	0	1L	2022	2-1	203,000	2021	2-1	203,000		
		1415	0058	08-22-2002	U	I	0	00		2-4	17,297,000	2020	2-4	20,934,270		
		1224	0080	05-26-2000	Q	I	26,500,000	00								
PERKIN ELMER CORP,TAX DEPT		0086	0478	08-01-1960	Q	I	0	00	Total		17,500,000	Total		21,137,270		
								Total		17,500,000	Total		21,137,270	Total	21,137,270	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount									Comm Int
									<b>APPRAISED VALUE SUMMARY</b>							
Total			0.00													
<b>ASSESSING NEIGHBORHOOD</b>									Appraised Bldg. Value (Card) 24,554,100							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 155,900						
0001										Appraised Ob (B) Value (Bldg) 0						
<div>8 OFFICE UNITS PER 2016 I &amp; E</div>									Appraised Land Value (Bldg) 290,000							
									Special Land Value 0							
									Total Appraised Parcel Value 25,000,000							
									Valuation Method O							
									Total Appraised Parcel Value 25,000,000							
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
23-17	01-11-2023	BP	Building Permit	4,000		0		WALL MOUNTED ILLUMINAT	01-24-2023	SC			81	Stipulated Agreement		
22-478	09-01-2022	BP	Building Permit	3,950,000		0		TENANT FIT OUT	01-04-2023	TH	03		50	Permit Inspection		
22-150011	07-06-2022	DP	Demo Permit			0		DEMO MINOR	03-19-2021	TH	03		54	Data Correction		
22-25330	06-30-2022	BP	Building Permit	2,000		0		TENT FOR LUNCH	03-19-2021	TH	03		54	Data Correction		
22-271	05-13-2022	BP	Building Permit	235,000	07-14-2022	100	06-21-2022	TENANT WORK AIG FOR DE	02-27-2021	SCS			51	Permit-Info Bldg		
21-189	04-22-2021	BP	Building Permit	200,000		100	09-21-2021	REMOC CAFE	08-26-2020	SCS			13	Interior Only		
21-188	04-22-2021	BP	Building Permit	100,000		0		MOD OF FINISHES IN MAIN	01-25-2019	BL			43	Hearing Change		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	2-7C	Off. Condo	DE-5			1 BL	290,000.00	1.00000	0	1.00		1.000	CELL SITE ON ROOF		0	290,000
Total Card Land Units 0.00 AC Parcel Total Land Area: 0.00 Total Land Value 290,000																

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

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

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

**2-LEVEL BUILDING = CORRECT (?)**



**50 Danbury Road**



**40 DANBURY RD**

## VISION



<p>BAS (47,617 sf)</p>	<p><b>40 Danbury Road</b></p>
<p>FUS (48,024 sf)</p>	<p><b>Photo?</b></p> <p>= 1ST FLOOR</p>
<p>FUS (48,777 sf)</p>	<p>= 2ND FLOOR</p> <p>= 3RD FLOOR</p>
<p><b>Photo?</b></p> <p><b>40 Danbury Road Parcels</b></p> <hr/> <p><b>DE-5 = 8.2127 ac.</b></p> <p><b>Kensett Ave Prcls R-1A = 1.5423 ac.</b></p> <p><b>tm#67-1, 3 Lennon Ln R-1A = 1.0850 ac.</b></p> <hr/> <p><b>Total 40 Danbury Rd Prcls = 10.84 +/- ac.</b></p>	

Account # 074370

Bldg Name  
Sec # 1 of 1 Card # 2 of 2

State Use 2-1  
Print Date 10/17/2023 12:25:42

[illegible]

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

# 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 1ac  
balance.  
21040  
110  
20750  
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

3.4400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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# 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	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
05	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
06	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
07	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
08	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
09	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
10	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
11	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
12	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
13	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
14	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
15	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
16	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
17	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
18	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
19	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
20	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
21	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
22	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
23	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
24	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
25	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
26	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				
27	0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				

SPECIAL FEATURES		REPL. COST
WOOD BURNING STOVE N/V		

COMMERCIAL / INDUSTRIAL BUILDING DATA & COMPUTA.	
FRAMING #1 #2	01 I.D. #1 #2
1 WOOD JOIST	02 FLOOR LEVEL PRICING KEY
2 FIRE RST.	03 PRICING KEY
3 REIN. CON.	04 PRICING KEY
4 F.P. STEEL	05 PRICING KEY
FIN. TYPE	06 PRICING KEY
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 HGT. RATE HGT. RAT
RETAIL	14 BASEMENT
OFFICE	15 FIRST
REST.	16 SECOND
PKG. GRC.	17 SUBTOTAL
AUTO SVC.	18 UNIT FINISH
BANK	19 INTERIOR FIN.
HOTEL	20 DIVISION WALLS
THEATER	21 LIGHTING
IND. SHOP	22 HTG. & A.C.
MOTEL	23 SPRINKLER
APARTMENT	24 TOT. S.F. PRICE
SVC. STN.	25 S.F. PRICE x AR.
FAST FOOD	26 PLUMBING
DEAD STGE.	27 SPL. FEATURES
VACANT	28 EXT. FEATURES
YOLC	29 TOTAL BASE
ABANDONED	30 O & D FACTOR
	31 REPL. COST

SUMMARY OF IMPROVEMENTS		TYPE CODE		1 I.D.		2 USE		3 STY. HEIGHT		4 CONST.		5 GRADE		6 YEAR BUILT		7 YEAR REMOD.		8 COND.		9 SIZE		10 AREA		11 RATE		12 REPLACEMENT COST		13 ACCRUED DEPRECIATION		14 ESTIMATED TRUE VALUE		15 CODE		16 ASSESS VALU	
01	09	DWELLING																																	
02	04	SHED																																	