

January 26, 2024

**VIA E-MAIL & HAND DELIVERY**

Michael Wrinn  
Director  
Planning and Zoning Department  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897  
Michael.Wrinn@wiltonct.org

**Re: Applications to Amend the Wilton Zoning Regulations, Change of Zone, Site Plan and Special Permit Approval**

**Address: 64 Danbury Road, Wilton, Connecticut**

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

Dear Director Wrinn:

Our firm represents the Owner and Contract Purchaser (collectively the “Applicants”) of the property located at 64 Danbury Road, Wilton Connecticut (the “Subject Property”). The Subject Property is located within the Wilton Corporate Park, which includes 50, 60, and 64 Danbury Road (the “Office Park”). The Park is approximately 22.27± acres and is located on the eastern side of Danbury Road, in southern Wilton. It is designated as Unit 64 of Tax Lot 33 on Map 68 in a DE-5 Design Enterprise District. The Subject Property is currently improved with an office building, landscaping and other associated improvements, and surface parking areas.

The Applicants propose removing the existing improvements on the Subject Property and replacing them with eight (8) new multifamily residential buildings, an amenity building, pool, landscaping, including enhancing the vegetative buffers adjacent to the wetlands and Copts Brook, and other site improvements. The buildings will contain 93 apartments, consisting of a mix of one-, two-, and three-bedroom units, ten (10) of which will be designated as Affordable Housing Units. As you know, prior to this submission, the Applicants met with the Architectural Review Board and the Planning and Zoning Commission on multiple occasions. Their collective feedback has been incorporated in the current design.

To facilitate the proposed redevelopment, Applications for a Change of Zone, Zoning Regulation Amendment, Special Permit, and Site Plan are included herein. An application was previously filed with the Inland Wetlands Commission under separate cover.

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

- Letters of Authority from the Owner, Contract Purchaser, and Office Park;
- Check in the amount of \$6,030, representing the fees associated with the Change of Zone Application, Zoning Regulation Amendment Application, Special Permit Application, and Site Plan Application;<sup>1</sup>
- Copy of a Change of Zone Application, including:
  - Schedule A – Statement of Compliance with Change of Zone Review Criteria, dated January 2, 2024;
  - Reduced-size copy of the Zoning Map of the Town of Wilton, CT, amended as of October 29, 2018;
  - Exhibit depicting the proposed Zone Change, prepared by D’Andrea Surveying & Engineering, PC (“D’Andrea Surveying”), titled “Proposed Revision of Zoning Area at 64 Danbury Road, Wilton, Connecticut;” and
  - A metes and bounds description of the area proposed to be rezoned to the DE-5R overlay, prepared by D’Andrea Surveying, titled “Zone Change – Area Description, Land to be changed from ‘DE-5’ to ‘DE-5R’”;
- Copy of an Application to Amend the Wilton Zoning Regulations, including:
  - Schedule A – Statement of Compliance with Zoning Regulation Amendment Review Criteria, dated January 2, 2024;
  - Copy of section 29-9.I of the Zoning Regulations, as of January 2, 2024 titled “Protection of Slopes”;
  - Copy of the proposed amendment to section 29-9.I of the Regulations, prepared by Redniss & Mead, dated December 21, 2023, titled “Proposed Text Amendments, Fuller Development, LLC and Wilton – 64 Danbury Road Owner LLC;”
  - Reduced-size copy of an exhibit prepared by Tighe & Bond, Inc. (“Tighe & Bond”), dated August 9, 2023, titled “Steep Slope Analysis (SL-001)”;
- Copy of a Special Permit Application, including:
  - Schedule A: Project Narrative & Statement of Compliance with Special Permit Review Criteria; and
  - Schedule B: Environmental Impact Statement;
- Copy of a Site Development Plan Application, including:
  - Schedule A: Project Narrative & Statement of Compliance with Site Development Plan Review Criteria;

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<sup>1</sup> Delivered separately.

- Schedule B: List of Proposed and Existing Signage at the Office Park
  - Form B – Zoning Data;
  - Copy of the Wilton Vicinity Map with the location of the Subject Property marked;
  - Reduced-size copy of Landscape Plans prepared by Environmental Land Solutions, Inc. (“ELS”), dated January 2, 2024, titled:
    - “Landscape and Lighting Plan, LP-1;” revised to January 25, 2024; and
    - “Details and Notes, LP-2;”
  - Reduced-size copy of the plan prepared by Lessard Design, dated January 19, 2024, titled, “Alternative Signage Program (A.27)”;
  - Copy of Resolution #1022-SDP#5-22, issued by the Wilton Planning and Zoning Commission, dated October 24, 2022, approving the application from Hartford HealthCare Corporation, submitted on behalf of 50 Danbury Road Owner, LLC, and Wilton Medical Realty, LLC, for an Alternative Signage Program pursuant to section 29-8.A.8 of the Zoning Regulations; and
  - Sign Pro USA plans, titled “HHC, Wilton, CT (60 & 50 Danbury Rd), Campus Signage,” dated September 30, 2022, and prepared for Hartford Healthcare in connection with SDP #5-22;
- Full-size copy of a survey depicting the Office Park, prepared by D’Andrea Surveying & Engineering, P.C., dated September 12, 2023, titled, “Topographic Survey of Property at 50, 60 & 64 Danbury Road, Wilton, Connecticut,” prepared for DIVFIFTY, LLC”;
  - Full-size copy of a survey depicting the Park, prepared by D’Andrea Surveying & Engineering, P.C., revised to January 2, 2024, titled “Zoning Location Survey of Property at 50, 60, & 64 Danbury Road, Wilton, Connecticut,” prepared for DIVFIFTY, LLC”;
  - Full-size copy of Architectural Plans, prepared by Lessard Design, dated January 19, 2024, titled:
    - “Cover (A.01)”;
    - “Illustrative Site Plan (A.02)”;
    - “Floor Plans (A.03)”;
    - “Floor Plans (A.04)”;
    - “Floor Plans (A.05)”;
    - “Amenity Floor Plan (A.06)”;
    - “Gazebo & Trash Plan (A.07)”;
    - “Building Height – Average Elevation Calculation (A.08)”;
    - “Building Sections – Height Calculations (A.09)”;
    - “Building 1 – Elevations (A.10)”
    - “Building 2 – Elevations (A.11)”;
    - “Building 3 – Elevations (A.12)”;
    - “Building 4 – Elevations (A.13)”;

- “Building 5 – Elevations (A.14)”;
  - “Building 6 – Elevations (A.15)”;
  - “Building 7 – Elevations (A.16)”;
  - “Building 8 – Elevations (A.17)”;
  - “Amenity Building Elevations (A.18)”;
  - “Gazebo and Trash Elevations (A.19)”;
  - “Enlarged Elevations- Front and Rear (A.20)”;
  - “Enlarged Elevations- Side (A.21)”;
  - “Enlarged Elevations- Front and Rear (A.22)”;
  - “Diagram – Roof And Eaves (A.23)”;
  - “Enlarged Amenity Elevations (A.24)”;
  - “Enlarged Gazebo Elevations (A.25)”;
  - “Enlarged Trash Elevations (A.26)”;
  - “Alternate Signage Diagram (A.27)”;
- Full-size copy of Engineering Plans, prepared by Tighe & Bond, dated December 21, 2023, titled:
  - “General Notes, Legend and Abbreviations (C-001)”;
  - “Existing Conditions Plan (C-002)”;
  - “Overall Site Plan (C-100)”;
  - “Site Plan (C-101)”;
  - “Fire Truck Turning Movements Plan (C-102)”;
  - “Grading Plan (C-201)”;
  - “Drainage Plan (C-301)”;
  - “Drainage Plan Enlargement (C-302)”;
  - “Utility Plan (C-401)”;
  - “Soil Erosion and Sediment Control Plan Initial Phase (C-501)”;
  - “Soil Erosion and Sediment Control Plan Final Phase (C-502)”;
  - “Soil Erosion and Sediment Control Notes Narrative and Details (C-503)”;
  - “Soil Erosion and Sediment Control Details (C-504)”;
  - “Details – 1 (C-601)”;
  - “Details – 2 (C-602)”;
  - “Details – 3 (C-603)”;
  - “Details – 4 (C-604)”;
  - “Details – 5 (C-605)”;
  - “Details – 6 (C-606)”;
  - “Details – 7 (C-607)”;
  - “Details – 8 (C-608)”;
  - “Details – 9 (C-609)”;
- Full-size copy of Landscape Plans, prepared by ELS, Dated January 2, 2024, titled:
  - “Landscape and Lights Plan (LP-1)” revised to January 25, 2024; and
  - “Details and Notes (LP-2)”;

- Photometric Calculations, prepared by Illuminate, titled:
  - “Project 23290 – 64 Danbury Road, Wilton, Proposed (L-1)” dated January 23, 2024; and
  - “Project 23290 – 64 Danbury Road, Wilton, Alternative (L-1)” dated January 2, 2024;
- BEGA Light Specification Sheets, including:
  - LED pole-top luminaries, 99515;
  - LED wall mount luminaries, 66457;
  - LED system bollard, 99865 and 99619; and
  - LED flat beam sign floodlight with mounting canopy;
- Copy of the report by Tighe & Bond, dated December 2023, titled, “Engineering Report, prepared for: Town of Wilton, Planning and Zoning Commission”;
- Copy of the letter from Tighe & Bond to Fuller Development, LLC, dated December 27, 2023, titled, “Traffic Statement, 64 Danbury Road (US Route 7), Wilton, Connecticut 06897”;
- Copy of the Letter from Environmental Land Solutions to the Inland Wetlands Commission of the Town of Wilton, dated January 2, 2024, titled, “Application for Significant – Regulated Activity Permit – Biological Evaluation, 50 60 & 64 Danbury Road, Wilton, CT”;
- List of Project Professionals, with CVs attached;
- List of Property Owners within 500’ of the Property and corresponding map; and
- Copy of a Letter of Title and Deed recorded in the Wilton Land Records, evidencing the Applicants’ interests in the Property.

Please let me know if you have any questions or require additional materials. We look forward to learning as to when the Planning and Zoning Commission will hold a public hearing on the enclosed applications. Thank you for your time and attention regarding this matter.

Sincerely,

*Lisa L. Feinberg*

Lisa L. Feinberg

Enclosures.

cc: D. White, Daphne.White@wiltonct.org  
R. Grosso, Rocco.Grosso@wiltonct.org  
F. Smeriglio, Frank.Smeriglio@wiltonct.org  
M. Lawrence, Mark.Lawrence@wiltonct.org  
Development Team

December 19, 2023

Mr. Michael Wrinn  
Planning and Zoning Department  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897

**RE: 64 Danbury Road, Wilton, CT (the "Property")  
Letter of Authority**

Dear Mr. Wrinn:

Wilton – 64 Danbury Road Owner LLC ("Owner") is the owner of the property located at 64 Danbury Road, Wilton, CT (the "Property") which is one unit in the Wilton Corporate Park Common Interest Community. I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Blvd, Stamford, Connecticut 06901, to file the enclosed land use applications on ownership's behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Wilton – 64 Danbury Road Owner LLC

By:    
Erin Rota  
Duly Authorized

December 19, 2023

Mr. Michael Wrinn  
Town Planner  
Planning and Zoning Department  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897


**RE: 64 Danbury Road, Wilton, CT (the "Property")  
Letter of Authority**

Dear Mr. Wrinn:

Fuller Development, LLC is the contract purchaser of the property located at 64 Danbury Road, Wilton, CT (the "Property"). As such, I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Blvd, Stamford, Connecticut 06901, to act as agent for Fuller Development, LLC in connection with the enclosed land use applications. Thank you for your acknowledgement of said authority.

Sincerely,

FULLER DEVELOPMENT, LLC

By:   
\_\_\_\_\_  
Samuel B. Fuller  
President, Duly Authorized



December 19, 2023

Mr. Michael Wrinn  
Town Planner  
Planning and Zoning Department  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897

**RE: 64 Danbury Road, Wilton, CT (the "Property")  
Letter of Authority**

Dear Mr. Wrinn:

DIV Fifty, LLC is the Declarant under the Wilton Corporate Park Declaration of which the property located at 64 Danbury Road, Wilton, CT (the "Property") is a unit. As such, I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Blvd, Stamford, Connecticut 06901, to file the enclosed land use applications related to the redevelopment of the Property. Thank you for your acknowledgement of said authority.

Sincerely,

DIV FIFTY, LLC

By: 

Name: Paul R. Marcus

Title: Authorized Signatory

Duly Authorized

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

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

**Section 29-**

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

Wilton - 64 Danbury Road Owner LLC

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

Fuller Development, LLC

1 North Water Street, Norwalk, CT 06854

**APPLICANTS' NAMES****ADDRESSES**

Wilton - 64 Danbury Road Owner LLC

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

**OWNER'S NAME****ADDRESS**

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

DE-5 (DE-5R Proposed)

**PROPERTY LOCATION****ZONING DISTRICT**

Map. No. 5971

2505

601

68

33, Unit 64

22.27±

**WLR****VOLUME****PAGE****TAX MAP #****LOT #****ACREAGE****THE FOLLOWING MATERIALS ARE REQUIRED:**

\* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

[Application Forms / Materials | Wilton CT](#)

\* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled**.

- ☒ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
- ☒ **CLASS A-2 SURVEY MAP** of the subject property
- ☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations
- ☒ **FORM B – ZONING DATA**
- ☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone
- ☒ **LETTER OF TITLE** certifying owner of record as of date of the application
- ☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property
- ☒ **LIST OF OWNERS WITHIN 500'** of any portion of subject property, sorted by Tax Map and Lot #  
[See online GIS instructions at: [owner list 500 ft gis directions.pdf \(wiltonct.org\)](#)]
- ☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations
- ☒ **ONE COPY OF THE DEED**
- ☒ **ELECTRONIC SUBMISSION** of all materials, **consolidated into 1 or 2 PDFs maximum**, emailed to [michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org) and [daphne.white@wiltonct.org](mailto:daphne.white@wiltonct.org)
- ☒ **\$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton
- ☒ **ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.  
[See "Envelopes Instructions" at: [envelopes instructions 0.pdf \(wiltonct.org\)](#)]

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

**THE APPLICANT** understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

**THE UNDERSIGNED WARRANTS** the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

\*  
APPLICANT'S SIGNATURE Lisa Feinberg DATE 1/2/24 EMAIL ADDRESS LFeinberg@carmodylaw.com TELEPHONE 203-925-9200  
\*  
OWNER'S SIGNATURE Lisa Feinberg DATE 1/2/24 EMAIL ADDRESS LFeinberg@carmodylaw.com TELEPHONE 203-925-9200  
\* Up Agent: Lisa Feinberg, Carmody Torrance Sandak & Hennessy

**For Planning and Zoning Department Use Only:**

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



## WILTON PLANNING AND ZONING COMMISSION

## FORM B - ZONING DATA

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

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

22.27± acres

LOT ACREAGE

Existing: DE-5 Proposed: DE-5R

ZONING DISTRICT

855.21± linear feet

LOT FRONTAGE

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

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

## OFF-STREET PARKING AND LOADING CALCULATIONS

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

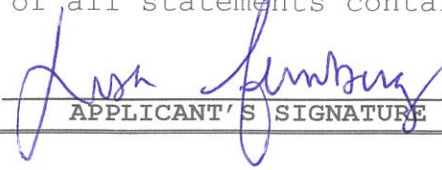
**PARKING CALCULATION** The proposal includes the construction of 31 one-bedroom units and 62 two- and three-bedroom units (93 units total), which require one space per unit and two spaces per unit, respectively, totaling 155 required spaces. The development provides 200 parking spaces, resulting in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

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

## PLAN OF CONSERVATION AND DEVELOPMENT

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

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

  
APPLICANT'S SIGNATURE

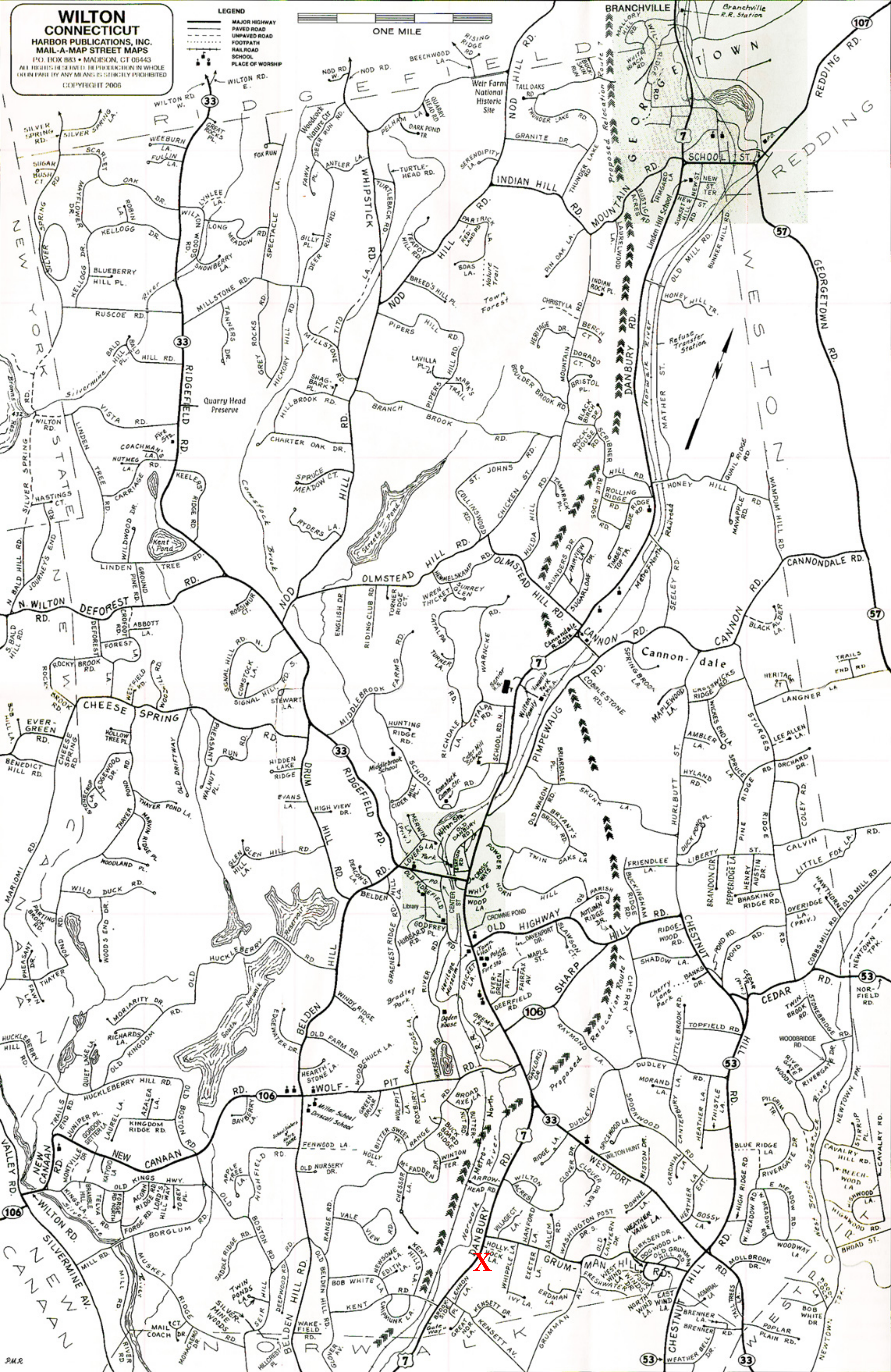
1/25/24  
DATE



**WILTON CONNECTICUT**  
HARBOR PUBLICATIONS, INC.  
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**LEGEND**  
MAJOR HIGHWAY  
PAVED ROAD  
UNPAVED ROAD  
FOOTPATH  
RAILROAD  
SCHOOL  
PLACE OF WORSHIP

ONE MILE





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

### I. BACKGROUND

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

Today, the Subject Property is improved with a vacant office building consisting of approximately 43,400 sf, surface parking, and associated landscaping. The remainder of the Office Park is improved with office buildings, multiple surface parking areas, a parking garage, a volleyball court, a tennis court and landscaping. The Office Park that exists today took shape over time. The largest building in the Office Park, 50 Danbury Road, was developed in the 1960s, but the improvements on the Subject Property were not constructed until the late 1970s and the final building, 60 Danbury Road, wasn’t constructed until approximately 2008.<sup>2</sup> The proposed redevelopment would raze the existing improvements on the Subject Property, and redevelop the site with multifamily housing, associated amenities, landscaping and site improvements. The remainder of the Office Park would remain unchanged.

### II. PROPOSAL

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

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

<sup>2</sup> Pursuant to records of the Assessor’s Office of the Town of Wilton.

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

<sup>4</sup> SLAM COLLABORATIVE, WILTON PUBLIC SCHOOLS, 10-YEAR ENROLLMENT PROJECTIONS 3-7, 9-10 (Nov. 2, 2023) [HTTPS://WWW.WILTONCT.ORG/SITES/G/FILES/VYHLIF10026/F/UPLOADS/BOE\\_1-YR-PROJECTIONS\\_11.2.23.PDF](https://www.wiltonct.org/sites/g/files/vyhlif10026/f/uploads/boe_1-yr-projections_11.2.23.pdf).

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

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

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

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

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

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

### III. STANDARD OF REVIEW

#### A. Special Permit Approval

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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<sup>7</sup> POCD, p. 93.

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

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

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

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

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

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

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

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

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

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<sup>1</sup> POCD, p. 67.

<sup>2</sup> POCD, p. 8.

<sup>3</sup> Id.

<sup>4</sup> See POCD, p.50.

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

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

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

*The existing public infrastructure will adequately accommodate the proposed development.*

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

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

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

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

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

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

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

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

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

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

- f. Alternatives to mitigate adverse impacts.

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

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

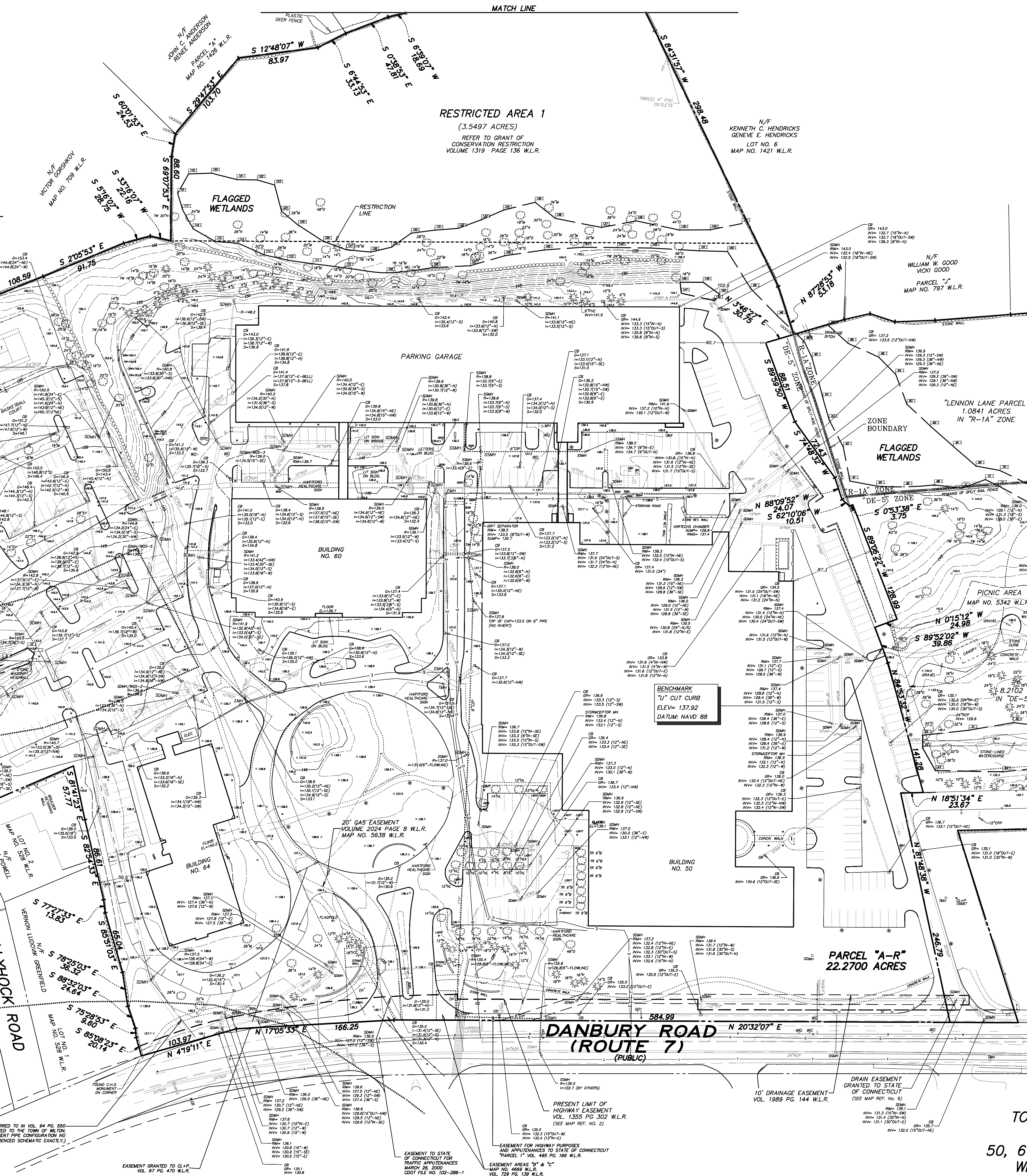
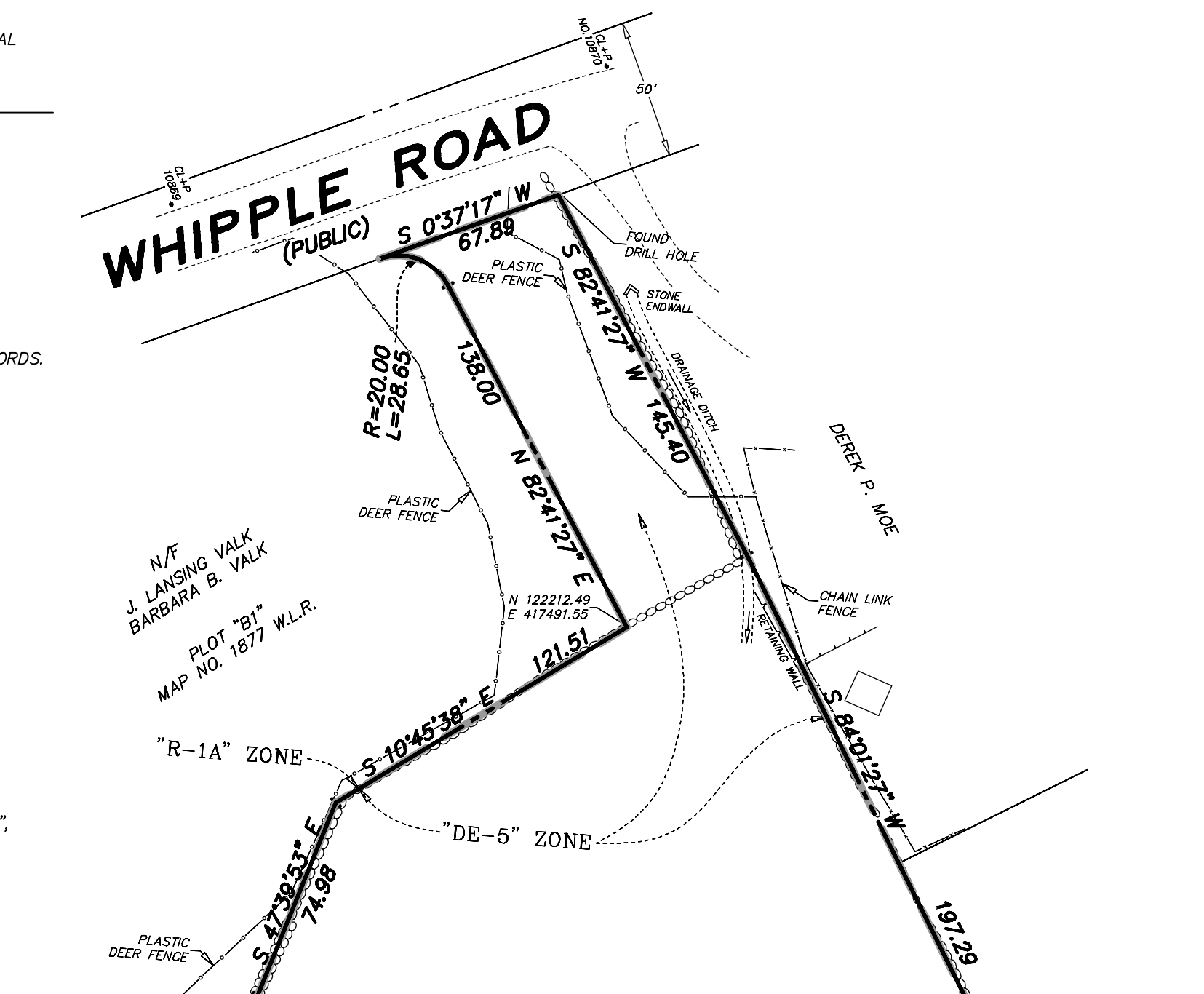


# GENERAL NOTES

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

## MAP REFERENCES

1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTY LOCATED IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC.", DATED DECEMBER 6, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 5278 IN THE WILTON LAND RECORDS.
2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FIFTY, LLC BY THE STATE OF CONNECTICUT", DATED DECEMBER 5, 2001 AND NUMBERED 5326 IN THE WILTON LAND RECORDS.
3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC", DATED AUGUST 19, 2002 AND NUMBERED 5343 IN THE WILTON LAND RECORDS.
4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC.", DATED AUGUST 8, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.
5. "ZONING LOCATION SURVEY DEPICTING REVISION OF PROPERTY LINES ON PROPERTY AT 40 - 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DMV 40/60 DEVELOPER LLC, DATED APRIL 16, 2007 PREPARED BY ROCCO V. D'ANDREA, INC., REVISED MAY 10, 2007 AND NUMBERED 5591 IN THE WILTON LAND RECORDS.
6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT" DATED JANUARY 16, 2008, PREPARED BY ROCCO V. D'ANDREA, INC., NUMBERED 5615 IN THE WILTON LAND RECORDS.
7. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60, LLC 50-64 DANBURY ROAD WILTON, CONNECTICUT, DATED JUNE 2, 2008 AND PREPARED BY ROCCO V. D'ANDREA, INC., NUMBERED 5638 IN THE WILTON LAND RECORDS.
8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR WILTON 40/60, LLC", DATED JANUARY 28, 2009, PREPARED BY ROCCO V. D'ANDREA, INC., NUMBERED 5648 IN THE WILTON LAND RECORDS.
9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC", DATED JULY 11, 2017, REVISED THROUGH FEBRUARY 16, 2023 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.
10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION WILTON CORPORATE PARK LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC." DATED JUNE 17, 2020 PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.



SYMBOL LEGEND	
SMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
EMH	ELECTRICAL MANHOLE
TMH	TELEPHONE MANHOLE
WMH	WATER MANHOLE
SD	HYDRANT/STANDPIPE
SK	SKINS
LG	LIGHTS
GG	GAS GATE
WG	WATER GATE
CP	CLEAN-OUT
UP	UTILITY POLE
CB	CATCH BASINS
SW	STONE WALL
F	FENCE (TYPE AS NOTED)
PSR	PEDESTRIAN SIGNAL REQUEST
SPB	STEEL POST / BOLLARD
TL	TRAFFIC LIGHT
SMW	SOIL MONITOR WELL
TP	TRAFFIC POLE
DT	DECIDUOUS TREE
CT	CONIFEROUS TREE
SE	SPOT ELEVATION
WF	WETLAND FLAG 2017
W	WETLANDS 2017
W	FLAGGED WETLANDS 2017
U	APPROXIMATE LOCATION OF UNDERGROUND UTILITY LINE (G-GAS, W-WATER, E-ELEC.)

## TREE LEGEND

A	ASH
AP	APPLE
B	BIRCH
BE	BEECH
C	CEDAR
CR	CRABAPPLE
CH	CHERRY
DO	DOGWOOD
E	ELM
F	FIR
G	GINKGO
H	HICKORY
HE	HEMLOCK
JL	HONEYLOCUST
MA	JAPANESE MAPLE
L	LARCH
M	MAPLE
O	OAK
P	PINE
PR	PEAR
S	SPRUCE
SY	SYCAMORE
YF	YELLOW POPLAR
MU	MULTI
QU	QUAD
TR	TRIPLE
TW	TWIN

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 09010C0391F 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 "1-2" TOPOGRAPHIC ACCURACY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "4-2" 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.

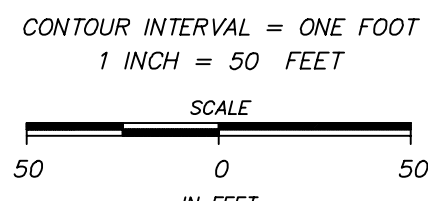
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

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



- 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 ON FEBRUARY 23 AND 24, MARCH 9, AND APRIL 10, 2017.
  3. THE SUBJECT PARCEL LIES PREDOMINANTLY IN FLOOD ZONE "X" WITH PORTIONS FALLING IN FLOOD ZONE "A". FLOOD ZONE LIMITS DERIVED HEREON WAS TRANSMITTED FROM FIRM MAP NUMBER 0900103591 DATED JUNE 16, 2016 AND PUBLISHED BY FEMA.
- MAP REFERENCES
1. PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTY LOCATED IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC. DATED DECEMBER 8, 2009, REFUSED TO MAY 7, 2001, AND NUMBERED 5278 IN THE WILTON LAND RECORDS.
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  4. EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED AUGUST 6, 2002 AND NUMBERED 5346 IN THE WILTON LAND RECORDS.
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  10. PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC. DATED JUNE 17, 2020 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

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

#### SPECIAL NOTES

A. PURSUANT TO SECTION 8-3.(1) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS SPECIAL PERMIT SHALL BE COMPLETED WITHIN FIVE YEARS AFTER THE APPROVAL OF THE PLAN. SAID FIVE-YEAR PERIOD SHALL EXPIRE ON AUGUST 11, 2027.

B. FOR CONDITIONS OF APPROVAL FOR SPECIAL PERMIT #495, SEE RESOLUTION #0722 - 495SP.

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

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

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

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

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

LAND LIES IN "DE-5" ZONE (EXISTING) "DE-5R" ZONE (PROPOSED)

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

D'ANDREA SURVEYING & ENGINEERING, P.C.

SURVEYOR  
ROBERT L. LIDDELL JR., CT LS NO. 15775  
RIVERSIDE, CONNECTICUT

JULY 11, 2017

AUGUST 22, 2022 (REV. "SPECIAL NOTES")  
SEPTEMBER 22, 2020 (ADD "SPECIAL NOTES")

FEBRUARY 16, 2023 (AS-BUILT)  
JANUARY 12, 2022 (AS-BUILT)

JANUARY 02, 2024  
JANUARY 24, 2022 (SIGNS)  
JUNE 27, 2022 (COVERAGE)

PROPOSED COVERAGE TABLE			
LOT AREA = 970,081 S.F.			
	BUILDING COVERAGE	SITE COVERAGE	
#50 BUILDING	109,692 S.F.	109,692 S.F.	
#50 GENERATOR	290 S.F.	290 S.F.	
#50 BRIDGE	804 S.F.	804 S.F.	
#50 VESTIBULE (EXCL. BRIDGE)	116 S.F.	116 S.F.	
#60 BUILDING	25,100 S.F.	25,100 S.F.	
#60 BRIDGE	761 S.F.	761 S.F.	
#64 BUILDINGS (INCL. DECKS)			
BUILDING 1	8,366 S.F.	8,366 S.F.	
BUILDING 2	6,395 S.F.	6,395 S.F.	
BUILDING 3	6,373 S.F.	6,373 S.F.	
BUILDING 4	5,105 S.F.	5,105 S.F.	
BUILDING 5	6,373 S.F.	6,373 S.F.	
BUILDING 6	6,461 S.F.	6,461 S.F.	
BUILDING 7	6,768 S.F.	6,768 S.F.	
BUILDING 8	5,018 S.F.	5,018 S.F.	
AMENITY	2,683 S.F.	2,683 S.F.	
POOL	924 S.F.	924 S.F.	
PARKING GARAGE	57,228 S.F.	57,228 S.F.	
TENNIS COURT	7,144 S.F.	7,144 (50%) = 3,572 S.F.	
SHED	74 S.F.	74 S.F.	
GAZEBO	144 S.F.	144 S.F.	
REFUSE	633 S.F.	633 S.F.	
PARKING AND DRIVES	N/A	212,040 S.F.	
WALKS AND PATIOS	N/A	14,257 S.F.	
TOTAL COVERAGE	256,452 S.F.	479,877 S.F.	
TOTAL % COVERAGE	26.4%	49.5%	

