

GREGORY AND ADAMS, P.C.

PAUL H. BURNHAM
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190 OLD RIDGEFIELD ROAD
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ESTABLISHED 1964

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WHITE PLAINS, NY 10603
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J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
JAMES D’ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT
§ ADMITTED IN NY AND NJ ONLY

WWW.GREGORYANDADAMS.COM

September 28, 2023

By E-mail and Hand Delivery

Architectural Review Board
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
Attn: Mr. Michael E. Wriinn – Director of Planning and Land Use Management

Re: ASML US, LLC – Application to Architectural Review Board (MICC Building Expansion)
Premises: 77 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Board:

As attorneys for ASML US, LLC (“ASML”), we hereby submit materials prepared in support of its proposed expansion of the MICC (Materials Intake Contamination Control) building located at the Premises. ASML requests review and approval from the ARB with respect to its plan to build the MICC facility as presented to the ARB during the meeting of May 4, 2023.

Since the previous hearing with the ARB, ASML has decided to request approval of a phased construction process with the first phase being a two-story building, and the second phase to complete the full five-story building.

We enclose one copy of each the following in support of ASML’s request for a review of and favorable report on the project by the Board:

1. Authorization letter signed by ASML authorizing Gregory and Adams to act as its Agent in connection with all Wilton land use matters.
2. Architectural Review Board Application with Project Narrative attached.
3. Zoning Location Survey (BDY.1) prepared by Arthur H. Howland Associates dated November 11, 2021.

4. Existing Conditions Plan (EX-01) prepared by Tighe & Bond, Inc. ("T&B") dated October 21, 2022.
5. Master Plan (MP-01) prepared by Tighe & Bond, Inc. ("T&B") dated March 10, 2023.
6. Sight Line Plan and Profile View from Route 7 (PP-01 and PP-02) prepared by T&B dated February 24, 2023.
7. Sight Line Plan and Profile from 42 Chessor Lane (PP-02) prepared by T&B dated February 22, 2023.
8. Traffic and Parking Statement prepared by T&B dated September 14, 2023.
9. Plans and Renderings for 2-story building prepared by HDR Engineering, P.C. with date of October 5, 2023.
10. Narrative describing architectural vernacular of the proposed construction.
11. List of Project Professionals

There will be no additional signage on the exterior of the building. Traffic control signage plans are included in the enclosed Traffic and Parking Statement prepared by Tighe & Bond.

We look forward to presenting the application to the Board at the October 5th meeting.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
James D'Alton Murphy

JD'AM/ko

Enclosures

By email only, without enclosures:

cc: Mr. Patrick van den Bogaard and Ms. Kriti Sharma– ASML
John W. Block, P.E., Joseph A. Canas, P.E., – Tighe & Bond
Mark Debrauske, AIA and Mohammed A. Ayoub, AIA, ARB, RIBA - HDR
Todd E. Klair, ARM, LEED AP – Turner & Townsend
Kathleen L. Royle, Esq.

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DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

October 28, 2021

By E-Mail Only

ASML US, LLC

Attn: Mr. Jason Domena, Senior Project Leader AM CRE Facility Management

Re: ASML US, LLC- Land Use Applications
Premises: 77 Danbury Road, Wilton, Connecticut

Dear Mr. Domena:

As you know, we are in the process of preparing land use applications to various Town of Wilton and State of Connecticut and other government agencies, if applicable. These agencies require written authorization from the applicant and the property owner authorizing Gregory and Adams, P.C to act as its agent in connection with any and all land use matters involving the subject property. Please sign a copy of this letter as applicant and owner and return it to me by email.

Very truly yours,

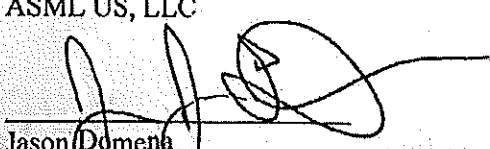
James D'Alton Murphy
James D'Alton Murphy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with the above-referenced matters.

ASML US, LLC

By:


Jason Domena
Its: Senior Project Leader
AM CRE Facility Management
Duly Authorized

| | |
|--|--|
| WILTON PLANNING AND ZONING COMMISSION | ARCHITECTURAL REVIEW BOARD/VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION |
|--|--|

| | | | | | |
|-------------------------|---|------|------------|-------|---------|
| ASML US, LLC | c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT | | | | |
| APPLICANT'S NAME | ADDRESS | | | | |
| ASML US, LLC | c/o Gregory and Adams P.C. 190 Old Ridgefield Road, Wilton, CT | | | | |
| OWNER'S NAME | ADDRESS | | | | |
| 77 Danbury Road | DE-10 | | | | |
| PROPERTY LOCATION | ZONING DISTRICT | | | | |
| 5250 1002 329 | 69 | 18 | 28.6425+/- | | |
| 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** – 11” x 17” Plan Copies

ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO 1 OR 2 PDFs MAXIMUM), emailed to: michael.wrinn@wiltonct.org & daphne.white@wiltonct.org

- i. An application form;
ii. A statement describing the proposed project (use page 2 or attach separate sheet);
iii. The following plans, where applicable, based on the nature of the proposed project:

☒ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.

☒ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:

- a. wetlands, upland buffers, watercourse and flood zones, if any;
b. existing and/or proposed buildings and appurtenances thereof;
c. existing and/or proposed parking accommodations;
d. existing and/or proposed lighting
e. existing and proposed buffer strips and landscaping;
f. access and egress details for pedestrian and vehicular traffic;
g. existing and/or proposed signs, and
h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
i. easements, regulatory setbacks, historic covenants or other historic assets.

☒ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.

☒ 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.

☒ 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated

- ☐ 6. Samples of all finish materials to be used on the exterior of the building.
- ☒ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- ☐ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

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.

ASML US, LLC by its Agent, Gregory and Adams

September 28, 2023

203-762-9000

By:

James D'Alton Murphy

ASML US, LLC by its Agent, Gregory and Adams

September 28, 2023

203-762-9000

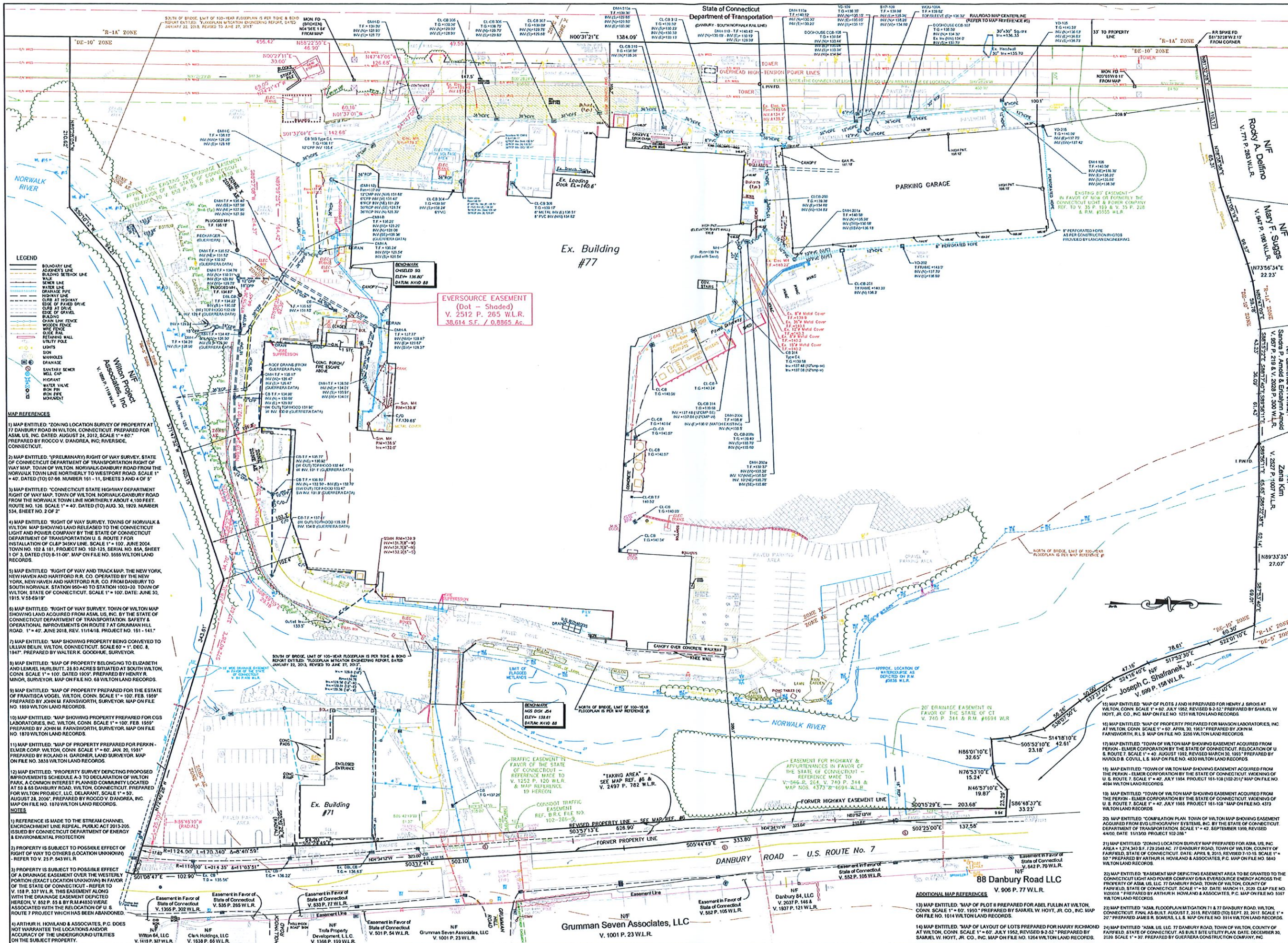
By:

James D'Alton Murphy

PROJECT NARRATIVE:

ASML requests review and approval from the Architectural Review Board with respect to its plan to build the MICC facility as presented to the ARB during the meeting of May 4, 2023.

Since the previous hearing with the ARB, ASML has decided to request approval of a phased construction process with the first phase being a two-story building, and the second phase to complete the full five-story building.



1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE REJECTED.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND & ASSOCIATES, P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND & ASSOCIATES, P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

- 11-11-2021 Notes revised

PROPERTY DESCRIPTION DEED REFERENCES:

V. 204 P. 231, V. 134 P. 202 & V. 1002 P. 329 WILTON LAND RECORDS

FRONT SETBACK VARIANCE FOR PARKING TO 4.0 FEET AND BUILDING TO 5.0 FEET. REFER TO V. 249 P. 304 WILTON LAND RECORDS

REFERENCE IS MADE TO VARIOUS SPECIAL PERMIT VARIANCES FOR THE BUILDING AND SITE ON FILE IN THE WILTON LAND RECORDS.

PROPERTY IS LOCATED WITHIN THE DE-10 ZONE DISTRICT.

ELEVATION DATUM IS NAVD 83

REFER TO CONNECTICUT GENERAL STATUTES SEC. 8-13a REGARDING THE NONCONFORMING LOCATIONS OF BUILDINGS THAT HAVE EXISTED FOR MORE THAN THREE YEARS.

Underground utility, structure and facility locations have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and evidence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-THRU 20-300b-20, EFFECTIVE OCTOBER 25, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYING AND MAPS IN THE STATE OF CONNECTICUT," AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

TYPE OF SURVEY: PROPERTY SURVEY MAP

BOUNDARY DETERMINATION CATEGORY: RESURVEY

CLASSES OF ACCURACY:

- A-2 HORIZONTAL
- T-2 VERTICAL

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

JAMES MATTIGUE PLS #01312

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS

145 WEST STREET, SUITE 100, DANBURY, CT 06820
PHONE: (860) 344-4455 • FAX: (860) 344-1107
WWW.AHOWLAND.COM

Property Survey & As-Built Map

prepared for
ASML US, LLC

Revised Area = 1,247,668 S.F.
128.6425 Ac.

77 Danbury Road
Town of Wilton
County of Fairfield
State of Connecticut

DATE: July 1, 2021

SCALE: 1" = 50'

SHEET: **BDY.1**

ASML

Campus
Master Plan

77 Danbury Road
Wilton, Connecticut

| MARK | DATE | DESCRIPTION |
|-------------------------------------|------|-------------|
| PROJECT NO: A0969-020 | | |
| DATE: 10/21/2022 | | |
| FILE: A0969-020-C-000-REND-EXCN.dwg | | |
| DRAWN BY: MDS | | |
| DESIGNED/CHECKED BY: JAC | | |
| APPROVED BY: JWB | | |

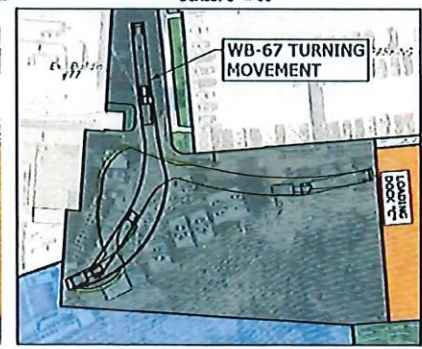
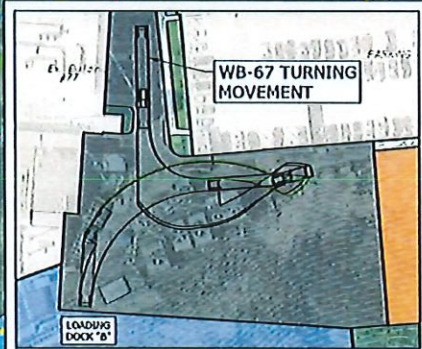
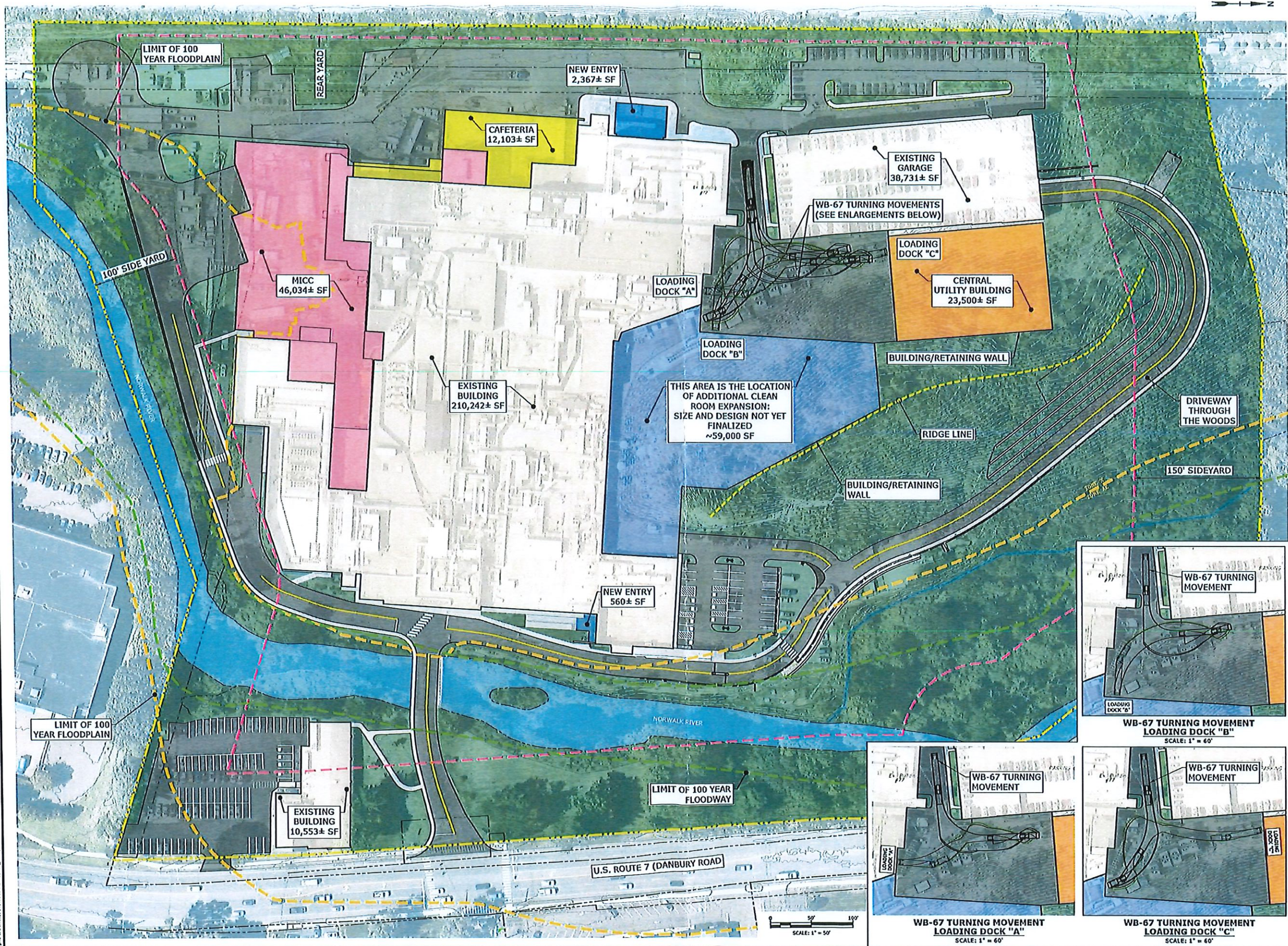
EXISTING
CONDITIONS

SCALE: 1" = 50'

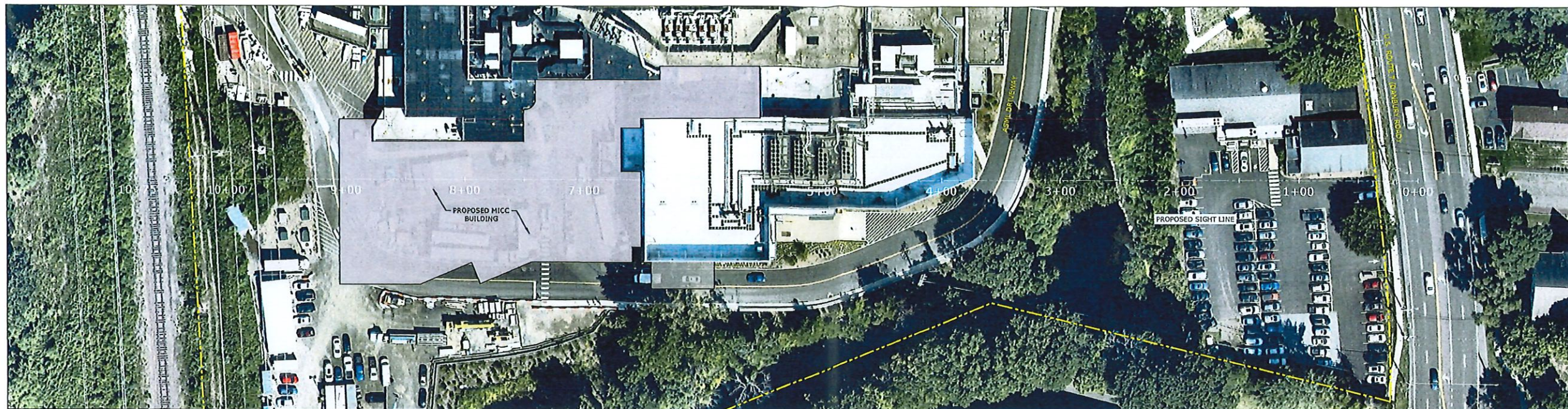
EX-01



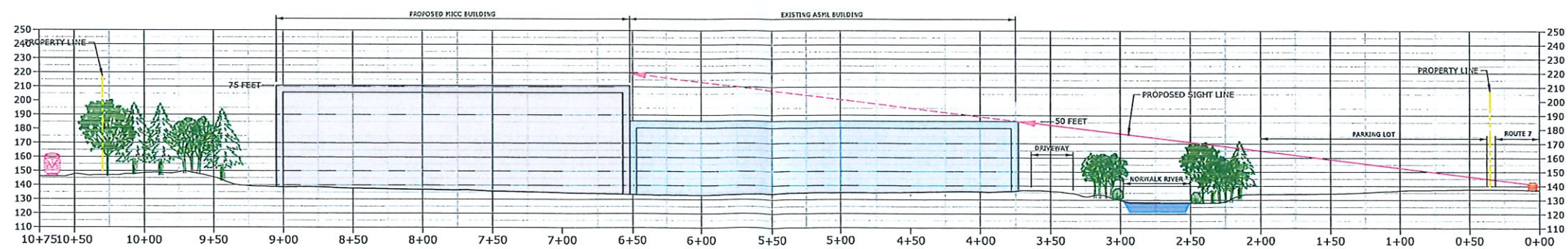
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|----------------------|-----------------------------------|-------------|
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| DATE: | 02/10/2023 | |
| FILE: | 10569-030-C-000 MASTER PLAN B.dwg | |
| DRAWN BY: | JAC | |
| DESIGNED/CHECKED BY: | JAC | |
| APPROVED BY: | JWB | |



LAST REVISED: 02/10/2023
 PROJECT: 10569-030
 TIGHE & BOND: 10569-030-C-000 MASTER PLAN B.dwg
 TIGHE & BOND: 10569-030-C-000 MASTER PLAN B.dwg



PLAN VIEW
SCALE: 1" = 40'



PROFILE VIEW
SCALE: 1" = 40'



PRELIMINARY

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

ASML

MICC Building

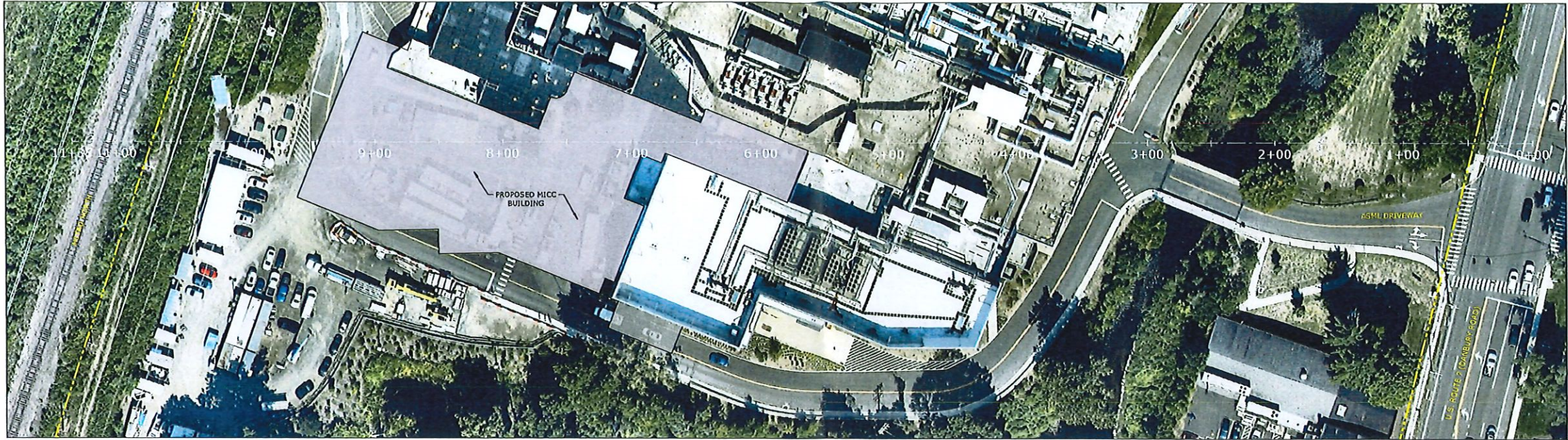
77 Danbury Road
Wilton, Connecticut

| MARK | DATE | DESCRIPTION |
|----------------------|---------------------------|-------------|
| PROJECT NO: | A0569-024 | |
| DATE: | 02/24/2023 | |
| FILE: | A0569-023-C-SIGHTLINE.dwg | |
| DRAWN BY: | KDS | |
| DESIGNED/CHECKED BY: | JAC | |
| APPROVED BY: | JWB | |

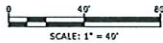
SIGHT LINE
PLAN AND PROFILE
VIEW FROM ROUTE 7

SCALE: 1" = 4'

PP-01



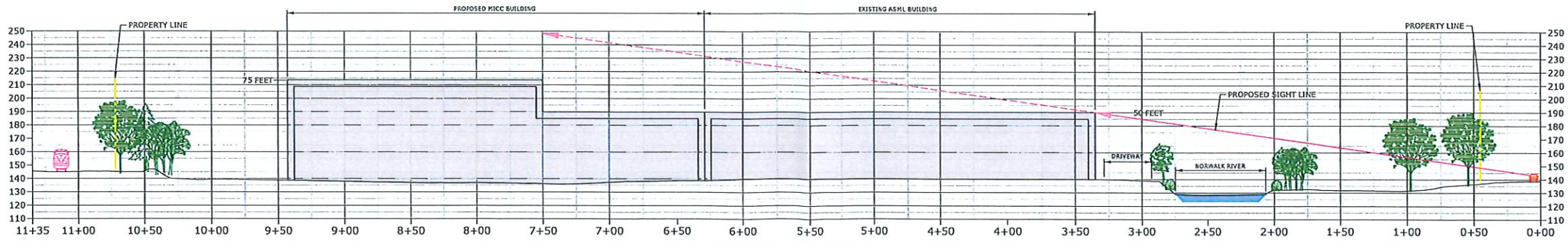
PLAN VIEW
SCALE: 1" = 40'



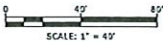
Tighe & Bond
1000 Bridgeport Avenue
Suite 320
Shelton, CT 06484
(203) 712-1100

PRELIMINARY

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PROFILE VIEW
SCALE: 1" = 40'



ASML

MICC Building

77 Danbury Road
Wilton, Connecticut

| MARK | DATE | DESCRIPTION |
|----------------------|---------------------------|-------------|
| PROJECT NO: | AS059-024 | |
| DATE: | 02/24/2023 | |
| FILE: | AS059-023-C-SIGHTLINE.dwg | |
| DRAWN BY: | KDS | |
| DESIGNED/CHECKED BY: | JAC | |
| APPROVED BY: | JWB | |

SIGHT LINE
PLAN AND PROFILE
VIEW FROM ROUTE 7

SCALE: 1" = 40'

PP-02



Building 77 MICC Architectural Narrative

The new MICC building at the ASML campus is a thoughtful and sustainable design that enhances the experience for its users while also being a good neighbour. With five stories plus a basement, the building provides 176,000 square feet of dynamic and functional spaces.

The design of the building focuses on creating a seamless connection between the indoor and outdoor spaces. The exterior of the building is a combination of fritted glazing, metal panels and timber clad columns, providing a natural and warm texture while also maximizing natural light and transparency, enhancing the overall campus. The exterior roof garden acts as a greenspace with limited outdoor seating for staff, serves as a screen to the loading dock, creating a natural buffer between the building and the surrounding neighbourhood while also introducing greenery to the building. The greenery enhances the visual appeal of the building, creating a sense of connection with nature in the heart of the campus.

Inside the building, the design prioritizes the well-being of its users. The building incorporates sustainable features such as a rainwater harvesting system, energy-efficient lighting, and a green wall system, reducing its environmental impact and promoting sustainable living.

Overall, the new addition to the MICC building at the ASML campus is a contemporary and sustainable design that enhances the experience for its users while also being a good neighbour. Through the use of sustainable materials, thoughtful design strategies, and a focus on creating functional and adaptable spaces, the building represents a positive contribution to the campus community and the environment.



ASML US, LLC

Land Use Applications to Town of Wilton

Premises: 77 Danbury Road, Wilton, CT

List of Project Professionals

- | | |
|------------------------|--|
| 1. Owner and Applicant | ASML US, LLC c/o Gregory and Adams, P.C. 190 Old Ridgefield Road Wilton, CT 06897 Ms. Kriti Sharma kriti.sharma@asml.com Mr. Patrick Van Den Bogaard patrick.van.den.bogaard@asml.com |
| 2. Project Manager | Todd E. Klair, ARM, LEED AP Turner & Townsend Healthcare 285 Madison Avenue New York, NY 10017 Todd.klair@turntown.com (203) 559-4200 |
| 3. Surveyor | Paul Szymanski, P.E. Jim McTigue, PLS Arthur H. Howland & Associates, P.C. 143 West Street, Suite E New Milford, CT 06776 pszymanski@ahhowland.com jmctigue@ahhowland.com (860) 824-1107 |
| 4. Civil Engineer | John W. Block Craig D. Yannes Tighe & Bond, Inc, 1000 Bridgeport Avenue Shelton, CT 06484 jwblock@tighebond.com cdyannes@tighebond.com (203) 712-1100 |

5. Architect

Mark Debrauske, AIA
Mohammed A. Ayoub, AIA, ARB, RIBA
Henningson Durham & Richardson
500 Seventh Avenue, 15th Floor
New York, NY 10018
mark.debrauske@hdrinc.com
mohammed.ayoub@hdrinc.com
212-471-1216

6. Attorney

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Kathleen L. Royle, Esq.
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Wilton, CT 06897
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kroyle@gregoryandadams.com
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