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Stamford, CT 06901

June 1, 2023

***Via HAND DELIVERY***

Michael Wrinn

Director of Planning & Land Use Management

Town of Wilton - Town Hall Annex

238 Danbury Road

Wilton, CT 06897

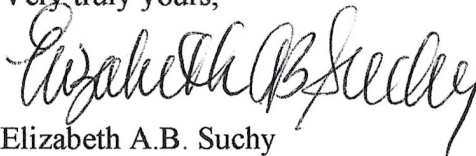
***Re: Wilton Investors, LLC – 88 Danbury Road, Wilton, CT  
Application for Text Amendment – medical office***

Dear Mr. Wrinn:

As you are aware, this firm represents Wilton Investors, LLC, contract purchaser of real property with the improvements thereon located at 88 Danbury Road in Wilton, Connecticut (the "Property"). As a follow up to my client's presentation to the Town of Wilton Planning & Zoning ("Commission") last month, enclosed please find one (1) original of an application for text amendment. The filing fee and letters of consent from the owner and my client will be delivered separately. In addition, the application will be sent to you electronically within the next few days.

Kindly let me know when the Commission will formally receive and preliminarily review the proposed text amendment application. Should you need additional information, please do not hesitate to contact me.

Very truly yours,



Elizabeth A.B. Suchy

EABS

Encl.

cc: M. Schinella, C. Rode, P. Romano w/enclosures

**WILTON PLANNING AND ZONING  
COMMISSION****AMEND ZONING OR  
SUBDIVISION REGULATIONS****REG#**

Off-Street Parking &amp; Loading - Business Uses

**TITLE OF REGULATIONS TO BE AMENDED**

Sec. 29-8.B.5.b(6) - Medical Office

**REFERENCE SECTION(S) TO BE AMENDED**

Wilton Investors, LLC

929 Kings Highway East, 2nd Floor, Fairfield, CT 06825

**APPLICANT'S NAME****ADDRESS**

**AMENDMENT DESCRIPTION:** Describe in detail the reasons for the proposed amendment. Attach additional sheets as required.

The Applicant seeks to revise parking requirements for medical office. See Schedules A and B attached hereto and made a part hereof.

**THE FOLLOWING MATERIALS ARE REQUIRED:**

\* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:  
[Application Forms / Materials | Wilton CT](#)

- ☒ \$460 FILING FEE payable to: Town of Wilton.
- ☒ THE PROPOSED AMENDED TEXT.
- ☒ 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)

**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.

*Carmody Torrance*  
*Sandra F. Hennessey*  
APPLICANT'S SIGNATURE  
*Counsel for the Applicant*

6/1/23  
DATE

c/o esuchy@carmodylaw.com

203-252-2656

EMAIL ADDRESS

TELEPHONE

**WILTON INVESTORS, LLC**  
**88 Danbury Road – Wilton, CT 06897**  
**Application for Zone Text Amendment**  
**June 2023**  
**Schedule A**

### Proposed Revisions to Sec. 29-8.b(6).

**Existing Text:**

Medical or dental offices or clinics	1 per 200 sq.ft. of GFA
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**Proposed Text:**

Medical Office 1 per 200 sq.ft\*

(\*Gross square footage minus elevators, stairwells, central lobbies, mechanical and building maintenance space, storage, employee kitchen and break rooms, bathroom and communal space)

Diagnostic Testing Space 1 per 500 sq.ft of GFA

(including magnetic resource imaging (MRI), X-ray, ultrasound, PET/CAT scan)

Physical Therapy Space 1 per 300 sq.ft. of GFA



**WILTON INVESTORS, LLC**  
**88 Danbury Road, Wilton, CT**  
**APPLICATION FOR ZONE TEXT AMENDMENT**  
**NARRATIVE – REASONS FOR REQUESTED AMENDMENT**  
**SCHEDULE B**

## **I. BACKGROUND**

Wilton Investors, LLC (hereinafter the “Applicant”) is the contract purchaser of real property with the improvements thereon, totaling 3.8± acres<sup>1</sup>, located at 88 Danbury Road in Wilton, CT (Map 69, Lot 58) (the “Property”). The Applicant is a limited liability company owned by Thomas Schinella, a principal of MTS Enterprises, LLC and Paul Protomastro, MD, a principal of Ortho Connecticut/Coastal Orthopedics. Generally bounded by Danbury Road to the west, an assisted living facility to the north, a commercially developed property to the south and residentially developed property to the east, the Property is split zoned. The majority of the parcel is zoned DE-5, while the eastern undeveloped wooded portion is zoned R-1A<sup>1</sup>

The Property is improved with a two-story, 44,816± sq.ft. building with 156 parking spaces, 66 of which are located underneath the existing building, which was constructed in 1981. Currently, the building is used as conventional office space.

## **II. PROPOSAL**

The Applicant proposes an amendment to the Zoning Regulations of the Town of Wilton (“zoning regulations”) to reduce the required parking ratios for various medical uses including conventional medical office, diagnostic imaging facilities such as MRI and CT scans and physical therapy practices.

If all necessary approvals and permits are secured, the Applicant plans to reuse the existing space to create the flagship headquarters for OrthoConnecticut, which is currently located about two miles to the south in the iPark property on Main Avenue in Norwalk.

With the possible exception of the construction of an elevator on the eastern side of the existing building, no new structures or additions to existing structure are proposed or required for the reuse of this office building as medical office use. Over time, the Applicant would endeavor to rent the entire building to OrthoConnecticut, and other related medical practices including, but not limited to, diagnostic imaging, physical and occupational therapy practices.

Specifically, the Applicant proposes to amend Sec. 29-8.B.5.b(6) to redefine parking required for medical office as gross square footage from which is deducted elevators, stairwells, central lobbies, mechanical and building maintenance space, storage, employee kitchen and break rooms, bathrooms and communal space, and then provide parking for the remaining space at 1 space per 200 sq.ft. for conventional medical office. In addition, the Applicant proposes that areas permanently dedicated to diagnostic imaging devices (magnetic resource imaging, X-ray, ultrasound and PET/CT scans, for example) - which are often quite large in size and designed to handle single patients at one time - be identified as a separate subcategory of medical office and be parked at a ratio of 1 space per 500 sq.ft. gross floor area. Lastly, the Applicant proposes that a third category of medical office - physical therapy space - be created and parked at a ratio of 1 space per 300 sq.ft. of gross floor area, since patient/therapist

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<sup>1</sup>Inland wetlands and watercourses exist along the northern property line and in the western section of the parcel.



occupancy in physical therapy suites is typically low due to the nature of the services and treatment provided.

As noted in the “day in the life” of OrthoConnecticut/Coastal Orthopedics, attached hereto and previously submitted with the Applicant’s pre-application submission and presented to the Planning & Zoning Commission on May 8, 2023, actual tenant experience should be considered and evaluated in comparison to the existing and outdated 1 parking space per 200 sq.ft. gross floor area standard. Occupancy, rather than gross floor area of a structure, is what drives parking demand. As demonstrated in OrthoConnecticut’s “day-in-the-life” analysis of existing and projected occupancy, peak parking demand for the entire building can be accommodated with fewer than 130 parking spaces. Moreover, despite traditional parking requirements for medical office, there is growing movement to reduce parking requirements to address sustainability, environmental sensitivity and reduce reliance on autos. Among the alternatives are rideshare options such as UberHealth, which the Applicant is exploring as a way to alleviate the parking requirement for its medical office space.

The proposed amendments are reasonable and rational, reflect current trends and would allow an established orthopedic practice and related specialties to take up residence in the town of Wilton, thereby contributing to its “strong local economy.” (Plan of Conservation and Development 2019 (“POCD”) p. 9). Moreover, this use in the “dynamic and mixed-use space along ... Danbury Road” (POCD, p.21) would constitute a new use that helps maintain Wilton as “an incubator of land-use ideas that attract residents, businesses and investors for their innovation and efficacy” (POCD p. 21). Further, OrthoConnecticut/Coastal Orthopedics would assist in fulfilling the POCD goal of “enhance[ing] the strength[ening] and diversity of the local economy and its connections to the region” (POCD p. 23), since this proposed use “encourage[s] compatible and context-sensitive design of commercial properties.” (POCD p. 69 Sec. 2.1.3). Although the POCD does not specify a “medical corridor,” it recognizes the commercial opportunity created by Wilton’s unique location and the Danbury Rd. thoroughfare. “Danbury Road is the central artery of the community... Over the next 10 years, the Town seeks to develop the corridor with a diverse mix of uses with the highest intensity uses in the southern portion of the corridor.”

Moreover, the reuse of the structure at 88 Danbury Road as medical office would further the town’s identity as a healthcare hub, as recently touted by First Selectwoman Lynne Vanderslice. “Danbury Road has certainly become the medical corridor we envisioned back in 2015/2016,” she noted in her recent update to residents as reported in [www.goodmorningwilton.com](http://www.goodmorningwilton.com). She noted conventional office vacancies and suggested that Wilton’s midpoint location between Norwalk and Danbury hospitals makes the town a perfect central location. The POCD further identified an economic development goal to “enhance the strength and diversity of the local economy and its connections to the region” through branding Wilton as a preferred location for businesses in “targeted clusters” — including healthcare, among others. Vanderslice has also suggested that a medical corridor’s benefits extend beyond residents’ convenience, making Wilton more attractive to businesses. “It’s just so much more convenient for an employee to have a medical appointment if it’s right there in the town in which they work. It’s like an amenity in a way, to be able to have your healthcare so close by,” the first selectman said.

Among the locations recently converted from conventional to medical office are 372 Danbury Road now occupied by Stamford Health, which is also seeking to expand at the adjacent 378-380 Danbury Road, Hartford Health’s presence at 50-60 Danbury Road, ONS and others at 294 Danbury Road across from Town Hall, and Progressive Diagnostic’s plans for Sharp Hill Square.

Moreover, the healthcare industry is among the top five employment sectors in Wilton. According to data from the Connecticut Department of Labor, from 2019 to 2021, the number of Wilton jobs in the healthcare sector increased by 10% — more than any other top sector.<sup>2</sup>

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<sup>2</sup>This does not include recent hiring at ASML.