

GREGORY AND ADAMS, P.C.
ATTORNEYS AT LAW

PAUL H. BURNHAM
SUSAN L. GOLDMAN
J. VANCE HANCOCK
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*
KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH

190 OLD RIDGEFIELD ROAD
WILTON, CT 06897

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

ESTABLISHED 1964

J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
KATHLEEN L. ROYLE
DIRECT DIAL: 203-571-6319

kroyle@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
* ALSO ADMITTED IN VERMONT

WWW.GREGORYANDADAMS.COM

April 11, 2024

Via Email and Hand Delivery

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: AM Group US LLC – Application to Planning and Zoning Commission
Premises: 46 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Board,

As attorneys for AM Group US LLC (“AMG”), we hereby submit materials in support of AMG’s proposed conversion of the existing service bays to an expanded convenience store and other ancillary improvements to the service station building and site. Please note that except as indicated on the attached plans, AMG proposes to leave all other structures and signage on the property unchanged.

We enclose one copy of each of the following in support of AMG’s request for your review of the proposed use conversion:

1. Authorization letter signed by AMG as applicant permitting Gregory and Adams to act as its Agent in connection with all Wilton land-use matters regarding the Premises.
2. Authorization letter signed by Oakland of Wilton Realty LLC as owner permitting Gregory and Adams to act as its Agent in connection with all Wilton land use matters regarding the Premises.
3. Authorization letter signed by Oakland of Wilton Realty LLC and Oakland of Wilton, LLC, permitting AMG to act as applicant in connection with land use applications to the Town of Wilton.
4. Property Title and Zoning History.

5. Wilton Location Map.
6. Assessor's Parcel Map.
7. Application for Special Permit with Form B – Zoning Data and Statement of Compliance with Town Plan attached.
8. Boundary-Topographic Survey (SV.01) prepared by Alfred Benesch & Company ("Benesch") dated August 2023.
9. Concept 1 Plan (C1.0) prepared by Benesch dated April 8, 2024
10. Tanker Movement Plan (C1.1) prepared by Benesch dated April 8, 2024.
11. Demolition Plan (A-100) prepared by Ramiz Khoda Consulting & Design, LLC ("RKCD") dated March 8, 2024.
12. Proposed Floor Plan (A-101) prepared by RKCD dated March 8, 2024.
13. Existing Exterior Elevations (A-200) prepared by RKCD dated March 8, 2024.
14. Proposed Exterior Elevations (A-201) prepared by RKCD dated March 8, 2024.
15. Proposed Materials Information (A-301) prepared by RKCD dated March 8, 2024.
16. Environmental Impact Statement prepared by Gregory and Adams, P.C. ("G&A") dated April 3, 2024.
17. Title Certification Letter prepared by G&A dated April 3, 2024.
18. List of Owners of Property located within 500' of the Premises.
19. List of Project Professionals prepared by G&A.
20. A Google Earth View of the property from Danbury Road.

I also enclose:

1. The firm's check payable to the Town of Wilton in the amount of \$460.00 in payment of the application fee.
2. Two envelopes addressed to the applicant c/o Gregory and Adams, P.C.

Given the change in use will result in minimal, if any, additional traffic generation, we believe we do not need to provide a traffic study pursuant to Section 29-10.A.4 and request your confirmation that no traffic study is required.

April 11, 2024

Page 3 of 3

We appreciate your time and review of this application and request that we be allowed to present this material at the next available Planning and Zoning Commission meeting.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
Kathleen L. Royle, Esq.

KLR/ko

Enclosures

cc: William Mutraji - AM Group US, LLC
Larry Webster - Alfred Benesch & Company
Ramiz Khoda - Ramiz Khoda Consulting & Design, LLC
Essam Tinawi - Oakland of Wilton Realty LLC and Oakland of Wilton LLC
J. Casey Healy, Esq. – Gregory and Adams, P.C.

PAUL H. BURNHAM
TREVOR C. CONLOW§
SUSAN L. GOLDMAN
J. VANCE HANCOCK
MICHAEL LAMAGNA*
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*
KATHLEEN L. ROYLE*
RALPH E. SLATER
ROGER R. VALKENBURGH*

* ALSO ADMITTED IN NEW YORK
§ ALSO ADMITTED IN VERMONT
§ ADMITTED IN NY & NJ ONLY

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

ESTABLISHED 1964

NEW YORK OFFICE:
399 KNOLLWOOD ROAD - SUITE 201
WHITE PLAINS, NY 10603
(914) 848-5000

WWW.GREGORYANDADAMS.COM

J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
KATHLEEN L. ROYLE

DIRECT DIAL: 203-571-6319
kroyle@gregoryandadams.com

September 27, 2023

By E-Mail Only

AM Group US, LLC
7 North Washington Street
Plainville, CT 06062
Attn: Mr. William Mutraji

Re: AM Group US, LLC– Land Use Applications
Premises: 46 Danbury Road, Wilton, Connecticut

Dear Mr. Mutraji:

As you know, we are in the process of preparing land use applications to various Town of Wilton Land Use commissions and agencies. These entities 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 premises. Please sign a copy of this letter as applicant and return it to me by email.

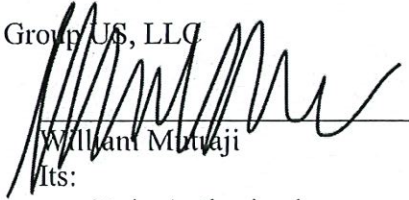
Very truly yours,
Kathleen L. Royle
Kathleen L. Royle

KLR/hs

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

AM Group US, LLC

By:


William Mutraji
Its:

Duly Authorized

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

ESTABLISHED 1964

NEW YORK OFFICE:
399 KNOLLWOOD ROAD - SUITE 201
WHITE PLAINS, NY 10603
(914) 848-5000

WWW.GREGORYANDADAMS.COM

J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
KATHLEEN L. ROYLE

DIRECT DIAL: 203-571-6319
kroyle@gregoryandadams.com

PAUL H. BURNHAM
SUSAN L. GOLDMAN
J. VANCE HANCOCK
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*
KATHLEEN L. ROYLE*
RALPH E. SLATER
ROGER R. VALKENBURGH *

* ALSO ADMITTED IN NEW YORK
* ALSO ADMITTED IN VERMONT

March 29, 2024

By E-Mail Only

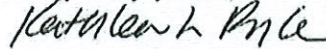
Oakland of Wilton Realty LLC
259 Hemlock Hill Road
Orange, CT 06477-1613
Attn: Essam Tinawi

Re: AM Group US LLC – Land Use Applications
Premises: 46 Danbury Road, Wilton, Connecticut

Dear Mr. Tinawi:

As you know, we are in the process of preparing land use applications to various Town of Wilton Land Use commissions and agencies. These entities require written authorization from 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 premises. Please sign a copy of this letter as the property owner and return it to me by email.

Very truly yours,

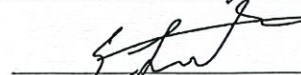

Kathleen L. Royle

KLR/hs

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

Oakland of Wilton Realty LLC

By:


Essam Tinawi
Its: Managing Member
Duly Authorized

Oakland of Wilton Realty, LLC
Oakland Wilton, LLC
259 Hemlock Hill Road
Orange, CT 06477-1613

March 29, 2024

Gregory and Adams, PC
190 Old Ridgefield Road
Wilton, CT 06897
Attn: Kathleen L. Royle, Esq.

RE: 46 Danbury Road, Wilton, Connecticut

Dear Attorney Royle:

This letter is to verify that AM Group US, LLC, ("AM Group") is hereby authorized to represent the interests of Oakland of Wilton Realty LLC and Oakland Wilton LLC, owners of the real property located at 46 Danbury Road, Wilton, CT, Map 68, Lot 34, as the Applicant in any and all land use applications, meetings and hearings regarding the proposed conversion of the mechanics/service bays to convenience store. This authorization extends to any and all Wilton Land Use Commissions and Boards including, but not limited to, the Planning and Zoning Commission, the Inland Wetlands Commission, the Architectural Review Board, and the Zoning Board of Appeals.

By signing this letter, I hereby declare that I have been empowered to sign on behalf of the ownership entities, Oakland of Wilton Realty LLC and Oakland Wilton LLC as the Managing Member, as evidenced by the attached documents.

Sincerely,

Essam Tinawi
Managing Member
Oakland of Wilton Realty, LLC and
Oakland Wilton LLC

Cc: William Mutraji, AM Group US, LLC



AM Group US LLC

Application for Special Permit

Premises: 46 Danbury Road, Wilton Connecticut

Title and Zoning History

The Premises is 0.61 acres in area and is located in a DE-5 district (the "DE-5 Zone"). The Premises is improved with : (i) a motor vehicle service station with convenience store and (ii) a building at the rear of the site that has been used as part of a nursery, limousine services office, contractor's office, engine repair and general office. The use of the Premises and the location of the structures located thereon do not conform to the requirements of the DE-5 Zone (Reference being made to Section 29-7-C and F of the Zoning Regulations).

1. 1912 – It appears the Premises was a part of the South Wilton Nurseries which included the property at 50 Danbury Road formerly owned by Perkin-Elmer Corporation and now owned by Wilton 50 Danbury Road Owner LLC. South Wilton Nurseries was established by Jacob Van Heingen. Mr. Heingen was a renowned horticulturalist who was skilled at propagating new varieties of plants and shrubs; including, the "Wilton juniper" bush and the "Sargent weeping hemlock" tree. A Sargent weeping hemlock tree can be seen in the center of the traffic circle at the 50 Danbury Road property (Reference being made to former First Selectmen Robert H. Russell's book entitled "Wilton Connecticut: Three Centuries of People, Places, and Progress" – page 316 under the heading Danbury Road Businesses).
2. June 13, 1946 – The Planning and Zoning Commission (the "Commission") adopted a "Zoning Map of the Town of Wilton" (the "Zoning Map") and the Premises was shown on the Zoning Map to be located in a General Business district (the "GB Zone").
3. June 13, 1946 – The Commission adopted Zoning Regulations; including, Section 4.C entitled "Use Regulations – Business Districts." Uses in the GB Zone include "Customary retail or wholesale trade, including hotels and restaurants but not including bowling alleys, roller skating rinks, dance halls and pool parlors."
4. October 1955 – Allen and Margaret Helfant ("Mr. and Mrs. Helfant") purchased the Premises from Paul and Dolle E. Gorin as evidenced by that certain Deed recorded in Volume 65 of the Wilton Land Records at Page 520.
5. April 24, 1957 – The Commission adopted a Design Enterprise district.
6. July 15, 1960 – The Commission extended the Design Enterprise district to include the Premises (See Note 11 on the Zoning Map).
7. April 1962 – The Zoning Board of Appeals (the "ZBA") granted a variance for a "gas station" to Mr. and Mrs. Helfant and California Oil Marketers (Reference being made to application #62-04-20).

8. June 18, 1962 – Mr. and Mrs. Helfant sold the Premises to Petroleum Facilities, Inc. (“Petroleum Facilities”) as evidenced by that certain Warranty Deed recorded in Volume 94 of the Wilton Land Records at Page 413.
9. December 1962 – the ZBA granted a repairer’s license to California Oil and Annuzzi (Reference being made to application #62-12-48).
10. December 1963 – The ZBA approved Petroleum Facilities and Vito A. Calitri’s application to operate a Chevron Service Station on the Premises (reference being made to #62-12-48).
11. January 29, 1979 – Petroleum Facilities sold the Premises to Chevron USA Inc. (“Chevron”) as evidenced by that certain Quit Claim Deed recorded in Volume 319 of the Wilton Land Records at Page 146.
12. January 29, 1979 – Chevron sold the Premises to Vito A. Calitri and Ida A. Calitri (“Mr. and Mrs. Calitri”) as evidenced by that certain Quitclaim Deed from Chevron recorded in Volume 319 of the Wilton Land Records at Page 149.
13. July 12, 1989 – The ZBA granted Mr. and Mrs. Calitri a variance to allow a canopy with support posts over a gas and fuel pump island with a front yard setback of 16’ in lieu of the 100’ required (Reference being made to application #89-07-32).
14. October 11, 1989 – The ZBA granted Mr. and Mrs. Calitri a variance to permit construction of a canopy with support posts over a gas and fuel pump island with a north side yard setback of 39’ and a south side yard setback of 34’ in lieu of the 50’ required (Reference being made to application #89-10-38).
15. November 6, 1989 – The Commission approved a site development plan amendment to allow the installation of the canopy (Reference being made to the Commission’s Resolution #1189-8Z).
16. May 19, 2008 – Mr. and Mrs. Calitri conveyed the title to the Premises to Vito A. Calitri, Trustee, Ida A. Calitri, Trustee, and Barbara Calitri, Trustee of the Calitri Revocable Trust dated April 17, 2008 (the “Trust”) as evidenced by that certain Quit Claim Deed recorded in Volume 2004 of the Wilton Land Records at Page 46.
17. June 22, 2015 – The Commission approved Special Permit #401 with substantially similar site changes, as well as a DEEP required fuel tank replacement, although that application did envision demolishing the rear building. (reference being made to application #0615-9P).
18. May 23, 2016 – A Letter from Town Planner Nerney authorized the replacement of the canopy.
19. May 3, 2018 – The Commission approved SP#401 – Amendment which permitted the replacement of the underground fuel storage tanks and no other building or site improvements approved by Special Permit #401 (Reference being made to application #0518-2SP).
20. October 9, 2019 – The Trust conveyed the title to the Premises to Calitri Properties LLC as evidenced by that certain Quit Claim Deed recorded in Volume 2501 of the Wilton Land Records at Page 863.
21. March 26, 2024 – Calitri Properties LLC conveyed the title to the Premises to Oakland of Wilton Realty, LLC as evidenced by that certain Warranty Deed recorded in Volume 2568 of the Wilton Land Records at Page 1126.

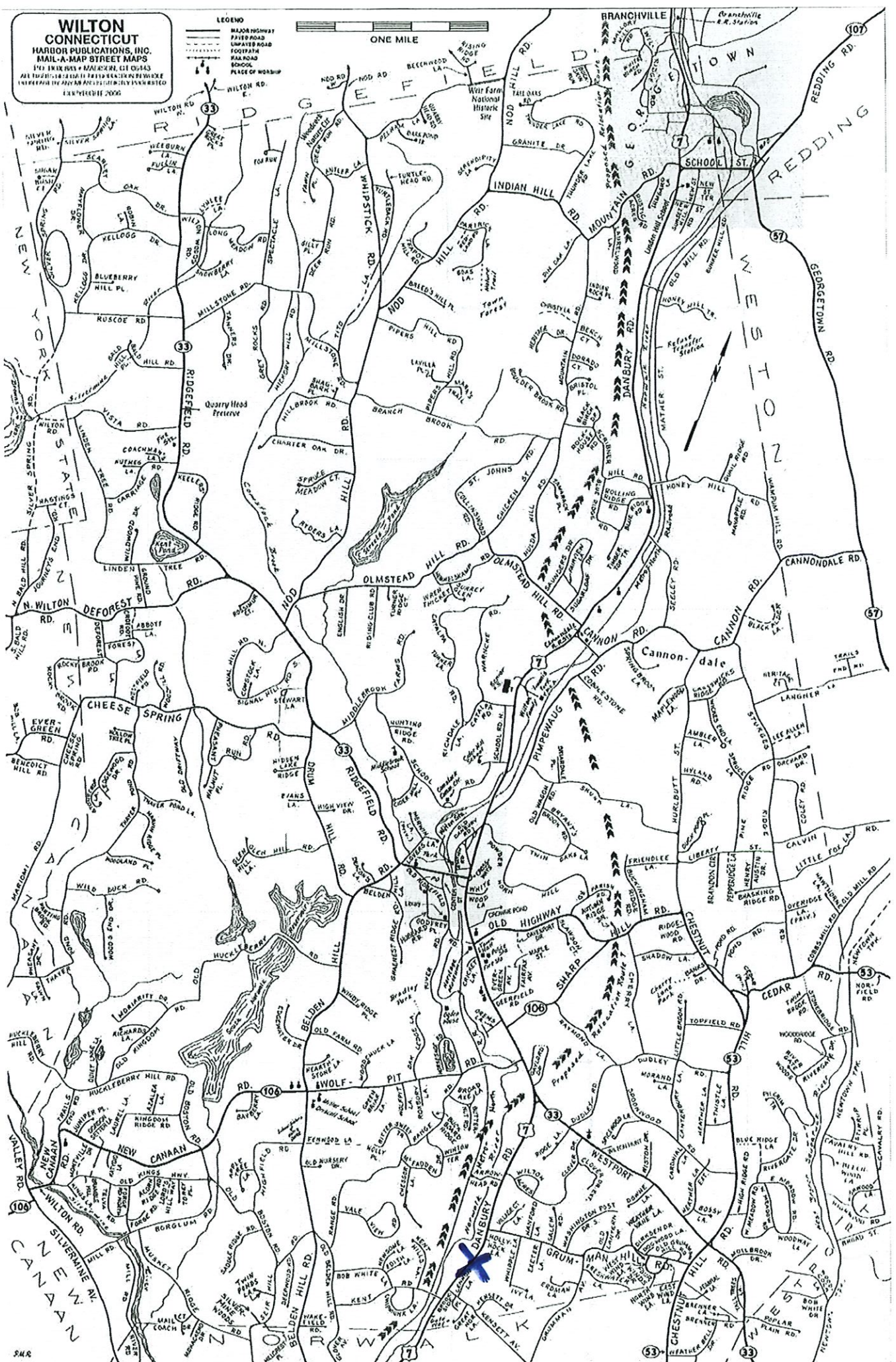
The location of the buildings and structures on the Premises and the uses thereof are legally non-conforming pursuant to Section 29-4.F of the Zoning Regulations entitled "Non-Conforming Lots, Non-Conforming Uses of Land, Non-Conforming Structures, and Non-Conforming Uses of Structures and Land in Combination." Motor vehicle service stations and many of the uses that have been made of the rear building on the site are not permitted in the DE-5 Zone. However, the Premises originally was located in the GB Zone and the operation of the motor vehicle service station was approved by the ZBA after the DE-5 Zone had been extended to include the Premises. Accordingly, the location of the existing buildings and structures on the Premises and the uses thereof are in part both legally non-conforming and permitted by variance. It is our opinion that the renovation of the service station building on the Premises is permitted under Section 29-4.F.5.a of the Zoning Regulations provided that the renovation does not enlarge, move or structurally alter the existing building(s) "in a manner that increases the nonconformity." Further, it is our opinion that, upon approval of this application, the uses of the rear building will conform with Site Plan Uses specified in Section 29-7.C.1.b and d, offices and storage, respectively.

WILTON CONNECTICUT

HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
1700 INDIAN HILL RD. NEWTON, MA 02459
ALL RIGHTS RESERVED. THIS MAP IS THE PROPERTY OF HARBOR PUBLICATIONS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
COPYRIGHT 2006

LEGEND
MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
FOOTPATH
RAILROAD
SCHOOL
PLACE OF WORSHIP

ONE MILE



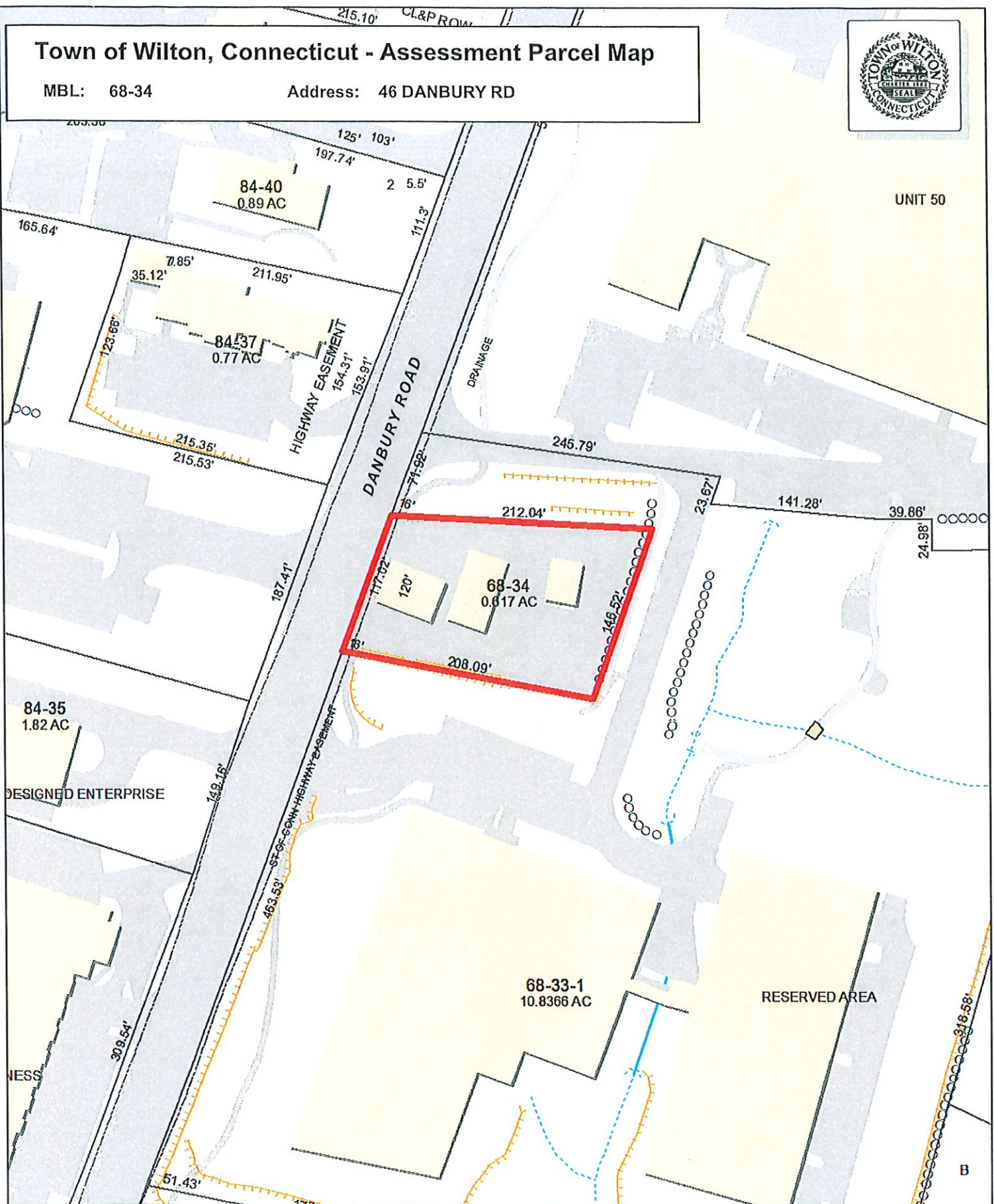
Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 68-34

Address: 46 DANBURY RD



UNIT 50



Approximate Scale:

1 inch = 100 feet

Disclaimer:

This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Wilton and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Grand List Date: Oct 2017

0 50 100 150 Feet

**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- 4.F and Section 29-7.C.1.b and d.

See Special Permit Description attached.

AM Group US LLC by its Agent, Gregory and Adams PC

c/o Gregory and Adams, 190 Old Ridgefield Road, Wilton, CT 06897

APPLICANT'S NAME**ADDRESS**

Oakland Wilton Realty LLC

c/o Gregory and Adams, 190 Old Ridgefield Road, Wilton, CT 06897

OWNER'S NAME**ADDRESS**

46 Danbury Road, Wilton, CT

DE-5

PROPERTY LOCATION**ZONING DISTRICT**

5832

2568

1126

68

34

0.61

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 and 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.

AM Group US LLC by its Agent
 Gregory and Adams, P.C.

kroyle@gregoryandadams.com 203-762-9000

APPLICANT'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

Oakland Wilton Realty LLC by its Agent,
 Gregory and Adams, P.C.

kroyle@gregoryandadams.com 203-762-9000

OWNER'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

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"/>

AM Group US LLC

Application for Special Permit

Premises: 46 Danbury Road, Wilton Connecticut

Special Permit Description

The location of the buildings and structures on the Premises and the uses thereof are legally non-conforming pursuant to Section 29-4.F of the Zoning Regulations entitled “Non-Conforming Lots, Non-Conforming Uses of Land, Non-Conforming Structures, and Non-Conforming Uses of Structures and Land in Combination.” Motor vehicle service stations and many of the uses that have been made of the rear building on the site are not permitted in the DE-5 Zone. However, the Premises originally was located in the GB Zone and the operation of the motor vehicle service station was approved by the ZBA after the DE-5 Zone had been extended to include the Premises. Accordingly, the location of the existing buildings and structures on the Premises and the uses thereof are in part both legally non-conforming and permitted by variance. It is our opinion that the renovation of the service station building on the Premises is permitted under Section 29-4.F.5.a of the Zoning Regulations provided that the renovation does not enlarge, move or structurally alter the existing building(s) “in a manner that increases the nonconformity.” Further, it is our opinion that, upon approval of this application, the uses of the rear building will conform with Site Plan Uses specified in Section 29-7.C.1.b and d, offices and storage, respectively.

AM Group US LLC

Application for Special Permit

Premises: 46 Danbury Road, Wilton Connecticut

Statement of Compliance with Plan of Conservation and Development

The above-referenced Premises is comprised of 0.61± acres of land that is zoned Design Enterprise 5 (“**DE-5 Zone**”). Motor vehicle service stations are not a permitted use in the DE-5 Zone. The Premises is improved with: (i) a motor vehicle service station and (ii) a building at the rear of the site that has been used in the past as a nursery, a limousine services office, a contractor’s office, an engine repair shop and a general office. While the use of the Premises and location of the structures located thereon do not conform to the requirements of the DE-5 Zone (reference being made to Section 29-7.C and F of the Regulations), they are legal by virtue of a variance granted by the Zoning Board of Appeals of the Town of Wilton in April 1962 (reference being made to variance application #62-04-20). The proposed renovation of the existing motor vehicle service station is compatible with the Town’s Plan of Conservation and Development – adopted on September 23, 2019 and effective October 1, 2019 (the “**Town Plan**”). The Town Plan states that there may be some opportunity for smaller parcels to engage in mixed use and small scale development (reference being made to page 69 of the Town Plan under the heading Zoning Recommendations for South Wilton (Norwalk line to Wolfpit Road)). The site development plan proposes to renovate an existing motor vehicle service station into a more conforming and aesthetically appealing property and building.

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

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

46 DANBURY ROAD, WILTON 06897

0.617 AC

PROPERTY ADDRESS

LOT ACREAGE

DE-5

117.02 FT

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	- □	3380 SF□	□3380 SF□	3380 SF
BUILDING FOOTPRINT [SF]	- □□	4329.6 SF□□	4329.6 SF□	4329.6 SF
BUILDING COVERAGE [SF/%] (round up)	20%□□□	17%□□	17%□	17%
BUILDING HEIGHT [FT - Story]	39 FT - 3 STORY□□	14.7 FT - 1 STORY 26 FT - 2 STORY	14.7 FT - 1 STORY 26 FT. - 2 STORY	14.7 FT - 1 STORY 26 FT. - 2 STORY
FLOOR AREA RATIO (F.A.R.)				
PARKING SPACES (round up)	15 □□□	7□□	16 □	16
LOADING SPACES	- □□	0□□	0□	0
SITE COVERAGE [SF/%]	50%□□□	96.5%□□	92.9%	92.9%

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 (Use separate page, if necessary)

3 SPACES PLUS 1 PER 200 G.F.A. (devoted to sale of convenience items) + 1 PER 300 G.F.A. (office space)
 $= 3 + (1740/200) + (856/300) = 3 + 11.7 + 2.8 = 14.5 \sim 15$ Spaces

LOADING CALCULATION (Use separate page, if necessary)

As determined by the Planning and Zoning Commission

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

AM Group US LLC by its Agent,
 Gregory and Adams, P.C.

Kathleen L. Boyle
 APPLICANT'S SIGNATURE

April 11, 2024
 DATE

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW

190 OLD RIDGEFIELD ROAD
WILTON, CT 06897

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

ESTABLISHED 1964

J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PAUL H. BURNHAM
SUSAN L. GOLDMAN
J. VANCE HANCOCK
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*
KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH

* ALSO ADMITTED IN NEW YORK

⊗ ALSO ADMITTED IN VERMONT

WWW.GREGORYANDADAMS.COM

PLEASE REPLY TO SENDER:
KATHLEEN L. ROYLE
DIRECT DIAL: 203-571-6319
kroyle@gregoryandadams.com

April 3, 2024

Via Email and Hand Delivery

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: AM Group US LLC – Application to Planning and Zoning Commission
Premises: 46 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission,

In satisfaction of the requirements of Section 29-10.A.5 of the Zoning Regulations of the Town of Wilton (the “Regulations”), set forth below is the AM Group US LLC’s (the “AM Group”) Environmental Impact Statement for the above-referenced application; which application is a request pursuant to Section 29-4.F.5.a of the Regulations to convert an existing service station building and modify the site plan at the above-referenced Premises (the “Premises”).

a. Compatibility with Town’s Plan of Development

The above-referenced Premises is comprised of 0.61± acres of land that is zoned Design Enterprise 5 (“**DE-5 Zone**”). Motor vehicle service stations are not a permitted use in the DE-5 Zone. The Premises is improved with: (i) a motor vehicle service station and (ii) a building at the rear of the site that has been used in the past as a nursery, a limousine services office, a contractor’s office, an engine repair shop and a general office. While the use of the Premises and location of the structures located thereon do not conform to the requirements of the DE-5 Zone (reference being made to Section 29-7.C and F of the Regulations), they are legal by virtue of a variance granted by the Zoning Board of Appeals of the Town of Wilton in April 1962 (reference being made to variance application #62-04-20). The proposed renovation of the existing motor vehicle service station is compatible with the Town’s Plan of Conservation and Development – adopted on September 23, 2019 and effective October 1, 2019 (the “**Town Plan**”). The Town Plan states that there may be some opportunity for smaller parcels to engage in mixed use and small-scale development (reference being made to

page 69 of the Town Plan under the heading Zoning Recommendations for South Wilton (Norwalk line to Wolfpit Road)). The site development plan proposes to renovate an existing motor vehicle service station into a more conforming and aesthetically appealing property and building.

b. Sensitive Environmental Features

There are no sensitive environmental features located on the AM Group's property. The Premises is located within an Aquifer Protection Zone and the proposed conversion from service bays to convenience store will make any adverse impacts to the Aquifer less likely.

c. Impact on Water, Sewer and Storm Drainage

The Premises is served by Town sewer and public water.

d. Traffic Impact

There will be no impact on traffic for the reason that no substantial changes will be made to the existing uses at the property.

e. Impact on Town Services

The conversion of the existing motor vehicle service station will have no impact on the Town's schools, recreational facilities or emergency services providers.

f. Alternatives to mitigate adverse impacts

There are no adverse impacts to mitigate.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
Kathleen L. Royle

KLR/ko
Enclosures

cc: William Mutraji, AM Group US, LLC
Larry Webster, Alfred Benesch & Company
Ramiz Khoda, Ramiz Khoda Consulting & Design, LLC
Essam Tinawi – Oakland of Wilton Realty LLC and Oakland of Wilton, LLC

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW

190 OLD RIDGEFIELD ROAD
WILTON, CT 06897

(203) 762-9000

FAX: (203) 834-1628

ESTABLISHED 1964

J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PAUL H. BURNHAM

SUSAN L. GOLDMAN

J. VANCE HANCOCK

DERREL M. MASON*

MATTHEW C. MASON*

JAMES D'ALTON MURPHY*

KATHLEEN L. ROYLE *

RALPH E. SLATER

ROGER R. VALKENBURGH *

* ALSO ADMITTED IN NEW YORK

 ALSO ADMITTED IN VERMONT

WWW.GREGORYANDADAMS.COM

PLEASE REPLY TO SENDER:
KATHLEEN L. ROYLE
DIRECT DIAL: 203-571-6319
kroyle@gregoryandadams.com

April 3, 2024

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Re: AM Group US LLC – Application for Special Permit
Premises: 46 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorneys for AM Group US LLC, we hereby certify that Oakland Wilton Realty LLC is the owner of that certain property known as 46 Danbury Road in Wilton by virtue of a Warranty Deed from Calitri Properties LLC recorded on April 2, 2024 in Volume 2568 of the Wilton Land Records at Page 1126 (a copy of the Warranty Deed is attached).

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

By: 
Kathleen L. Royle

KLR/ko

After recording return to:

Barr & Morgan

1227 Summer Street 5th Fl

Stamford, CT 06905



WARRANTY DEED

KNOW YE, that CALITRI PROPERTIES, LLC, a Connecticut limited liability company with an office and place of business located in Wilton, Connecticut (hereinafter referred to as Grantor) for the consideration of One Million Seven Hundred Thousand and no/100 (\$1,700,000.00) Dollars received to the full satisfaction of Grantor from OAKLAND OF WILTON REALTY, LLC, a Connecticut limited liability company with an office and place of business located in Orange, Connecticut (hereinafter referred to as Grantee) does hereby give, grant, bargain, sell and convey to the Grantee all that certain real property, with the improvements thereon and the appurtenances thereto, known and designated as 46 Danbury Road, Wilton CT 06897, which premises are more fully and accurately described in Exhibit A attached hereto and made part hereof.


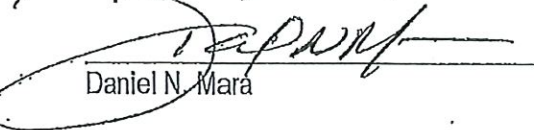
TO HAVE AND TO HOLD said premises hereby conveyed unto the Grantee, and its successors and assigns, forever for its own proper use and behoof; and the Grantor does for itself and its successors and assigns covenant with the Grantee and its successors and assigns that the Grantor is well seized of said premises as a good and indefeasible estate in FEE SIMPLE, has good right to grant and convey the same in manner and form as herein written, and the same are free of all encumbrances whatsoever, except as herein stated.

AND FURTHERMORE, the Grantor does by these presents bind and itself and its successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantee and its successors and assigns against all claims and demands whatsoever, except as herein stated.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 26 day of March 2024.

Witnessed by:

Calitri Properties, LLC


Douglas M. Dineen

Daniel N. Mara

By John Burke
John Burke, Managing Member

CONVEYANCE TAX RECEIVED
TOWN: \$4,250.00 STATE: \$21,250.00

Olivia A. Sobczak
WILTON, CT TOWN CLERK

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss.

March
January 26, 2024

Personally appeared John Burke, Managing Member of Calitri Properties, LLC, signer of the foregoing instrument, who acknowledged the foregoing as his free act and deed and the free act and deed of said company, before me.

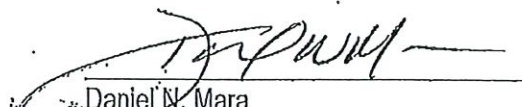

Daniel N. Mara
Commissioner of the Superior Court

EXHIBIT A

46 Danbury Road, Wilton CT 06897

ALL that certain tract or parcel of land with the buildings thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown on map entitled "Map of Property for Allen Helfant at Wilton, Conn.," made by John M. Farnsworth, Land Surveyor, dated October 24, 1956 on file in the Wilton Town Clerk's office, and bounded:

NORTHERLY: On land now or formerly of The Perkin-Elmer Corp., 212.04 feet;
 EASTERLY: On land or formerly of the Estate of John O. and Marcella H. Disbrow 146.52 feet;
 SOUTHERLY: On said land of the Estate of John O. and Marcella H. Disbrow, 208.09 feet; and
 WESTERLY: On the Norwalk-Danbury Road, Route No. 7, 117.02 feet.

THE PREMISES ARE HEREBY CONVEYED SUBJECT TO:

1. Rights of parties in possession Wilton MB Service, Inc. lease and all subleases thereunder specifically including, but not necessarily limited to rights of occupancy granted to Wilton MB Automotive Service, Inc. and to SHM Property Management.
2. Building lines, if established, building and zoning ordinances and any and all municipal and state and federal regulations including inland wetlands regulations and provisions of any public and private law affecting said premises.
3. Real Estate Taxes to the Town of Wilton on the list of October 1, 2022, not yet due and payable.
4. Easement to the State of Connecticut dated July 15, 1985 and recorded in Volume 501 at Page 53 of the Wilton Land Records.
5. Variance from the Town of Wilton, Zoning Board of Appeals, dated July 12, 1989 and recorded in Volume 690 at Page 258 of the Wilton Land Records.
6. Variance from the Town of Wilton, Zoning Board of Appeals, dated October 11, 1989 and recorded in Volume 699 at Page 49 of the Wilton Land Records.
7. Special Permit from the Town of Wilton, Planning & Zoning Board of Appeals, dated June 22, 2015 and recorded in Volume 2427 at Page 176 of the Wilton Land Records.
8. Notes, notations and conditions as shown on Maps No. 1664, 4226 and 5832.
9. Any facts or circumstances which an accurate survey or a personal inspection of said premises might disclose provided that none of the above interfere with the present location of any building now located on the Property or render title to the Property unmarketable

Received for Record at Wilton, CT
 On 04/02/2024 At 12:17:00 pm

Olivia A. Sobolek

**Am Group US LLC
Application for Special Permit**

Premises: 46 Danbury Road, Wilton, Connecticut

Property Owners Within 500 Feet (Assessor's Map #68 Lot #34)

MAP/LOT NUMBER	OWNER'S NAME PROPERTY ADDRESS	MAILING ADDRESS (IF DIFFERENT)
67-2	2 Lennon Ln LLC 2 Lennon Lane Wilton, CT 06897	
67-3	Margaret Lynn Sullivan 1 Lennon Lane Wilton, CT 06897	
68-35	Wilson Properties II, LLC 57 Danbury Road Wilton, CT 06897	43 Danbury Road Wilton, CT 06897
68-36-A	Wilton Project LLC 65 Danbury Road Wilton, CT 06897	Metro Center One Station Place Stamford, CT 06902
68-36-B	Wilton Properties RSK LLC 59 Danbury Road Wilton, CT 06897	470 West Avenue, Suite 2007 Stamford, CT 06902
68-36-C	Wilton Project LLC Danbury Road Wilton, CT 06897	Metro Center One Station Place Stamford, CT 06902
84-33	Wilson Properties I, LLC 39 Danbury Road Wilton, CT 06897	43 Danbury Road Wilton, CT 06897
84-35	Wilson Properties II, LLC 43 Danbury Road Wilton, CT 06897	
84-36	45 Danbury Rd LLC 45 Danbury Road Wilton, CT 06897	One Corporate Drive, Suite 100 Shelton, CT 06484
84-37	Groucho & Clueless 51 Danbury Road Wilton, CT 06897	PO Box 2440 Spokane, WA 99210
84-39	Rings End Incorporated 53 Danbury Road Wilton, CT 06897	181 West Avenue Darien, CT 06820
84-40	Wilton Pediatrics Realty LLC 55 Danbury Road Wilton, CT 06897	

MAP/LOT NUMBER	OWNER'S NAME PROPERTY ADDRESS	MAILING ADDRESS (IF DIFFERENT)
84-41	JP Morgan Chase Bank 34 Danbury Road Wilton, CT 06897	PO Box 35605 Dallas, TX 75235
68-33-1	CIG DRWLT DE LLC 40 Danbury Road Wilton, CT 06897	PO Box 631 Pomona, NY 10970
68-33-50	Wilton 50 Danbury Road Owner LLC 50 Danbury Road Wilton, CT 06897	c/o Taconic Capital Advisors LP 280 Park Avenue, 5 th Floor New York, NY 10017
68-33-64	Wilton 64 Danbury Road Owner LLC 64 Danbury Road Wilton, CT 06897	c/o Taconic Capital Advisors LP 280 Park Avenue, 5 th Floor New York, NY 10017
68-33-60	Wilton Medical Realty, LLC 60 Danbury Road Wilton, CT 06897	c/o Constitution Surgery Alliance 100 Avon Meadow Lane Avon, CT 06001

AM Group US LLC

Land Use Applications to Town of Wilton

Premises: 46 Danbury Road, Wilton, CT

List of Project Professionals

- | | |
|--------------------|--|
| 1. Applicant | AM Group US LLC
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
Attn: Kathleen L. Royle, Esq. |
| 2. Owner | Oakland of Wilton Realty LLC
Oakland of Wilton LLC
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
Attn: Kathleen L. Royle, Esq. |
| 3. Project Manager | William Mutraji
AM Group US LLC
7 North Washington Street - Suite #200
Plainville, CT 06062
860.937.9040 |
| 4. Surveyor | Ryan & Faulds, A Redniss & Mead Company
57 Danbury Road – Suite #203
Wilton, CT 06897
203.762.9492 |
| 5. Civil Engineer | Larry Webster
Alfred Benesch & Company
120 Hebron Avenue – 2 nd Floor
Glastonbury, CT 06033
860.633.8341 |
| 6. Architect | Ramiz Khoda
Ramiz Khoda Consulting and Design, LLC
19046 Bruce B. Downs Blvd. – Suite #167
Tampa, FL 33647
860.880.1786 |
| 7. Attorney | Kathleen L. Royle, Esq.
Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
kroyle@gregoryandadams.com
203.762.9000 |

