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February 1, 2022

**To be delivered by hand**

Planning and Zoning Commission  
238 Danbury Road  
Wilton, CT 06897  
Attn: Mr. Michael Wrinn - Director of Planning and Land Use Management

Re: The Riverbrook Regional Young Men's Christian Association, Inc.  
d/b/a Wilton YMCA – Request to Modify Special Permit (SP#435)  
Premises: 404 Danbury Road, Wilton, Connecticut

Dear Members of the Commission:

As you know I represent The Riverbrook Regional Young Men's Christian Association, Inc. d/b/a Wilton YMCA and have submitted a request, via my letter dated December 7, 2021, that Resolution #1217-15P, Condition #16 be amended to remove the requirement that our client screen the new rooftop mechanicals. One of the statements made in my letter, in support of the requested amendment, is as follows:

"the mechanicals on the roof of the YMCA building are not visible from Route 7 based, in part, on the dense vegetation that exists along the boundary of the YMCA Premises which provides a visual buffer."

To support that statement, I enclose five (5) photographs, four (4) taken from the sidewalk on Danbury Road (Route 7) evidencing the visual buffer afforded the YMCA building even without the benefit of foliage and one (1) taken within the YMCA property.

In addition, I enclose HVAC Roof Plan (H204) prepared by KG+D Architects, dated November 9, 2018 which includes some handwritten notes on certain rooftop mechanicals and their visibility from the member parking lot. You will note that while the handwritten notes do address the mechanicals visibility from the member parking lot, they do not address whether the new mechanicals are visible from Route 7.

As stated above and evidenced by the enclosed photographs, the mechanicals on the roof of the YMCA building are not visible from Route 7.

If you have any questions, please do not hesitate to call me.

Respectfully submitted,  
Gregory and Adams, P.C.

By: *J. Casey Healy*  
J. Casey Healy

JCH/klr  
Enclosures

cc: Mr. Robert C. McDowell – Wilton YMCA  
Mr. Erik A. Kaeyer – Kaeyer, Garment & Davidson Architects, P.C.  
Susan Goldman, Esq.; Kathleen Royle, Esq.













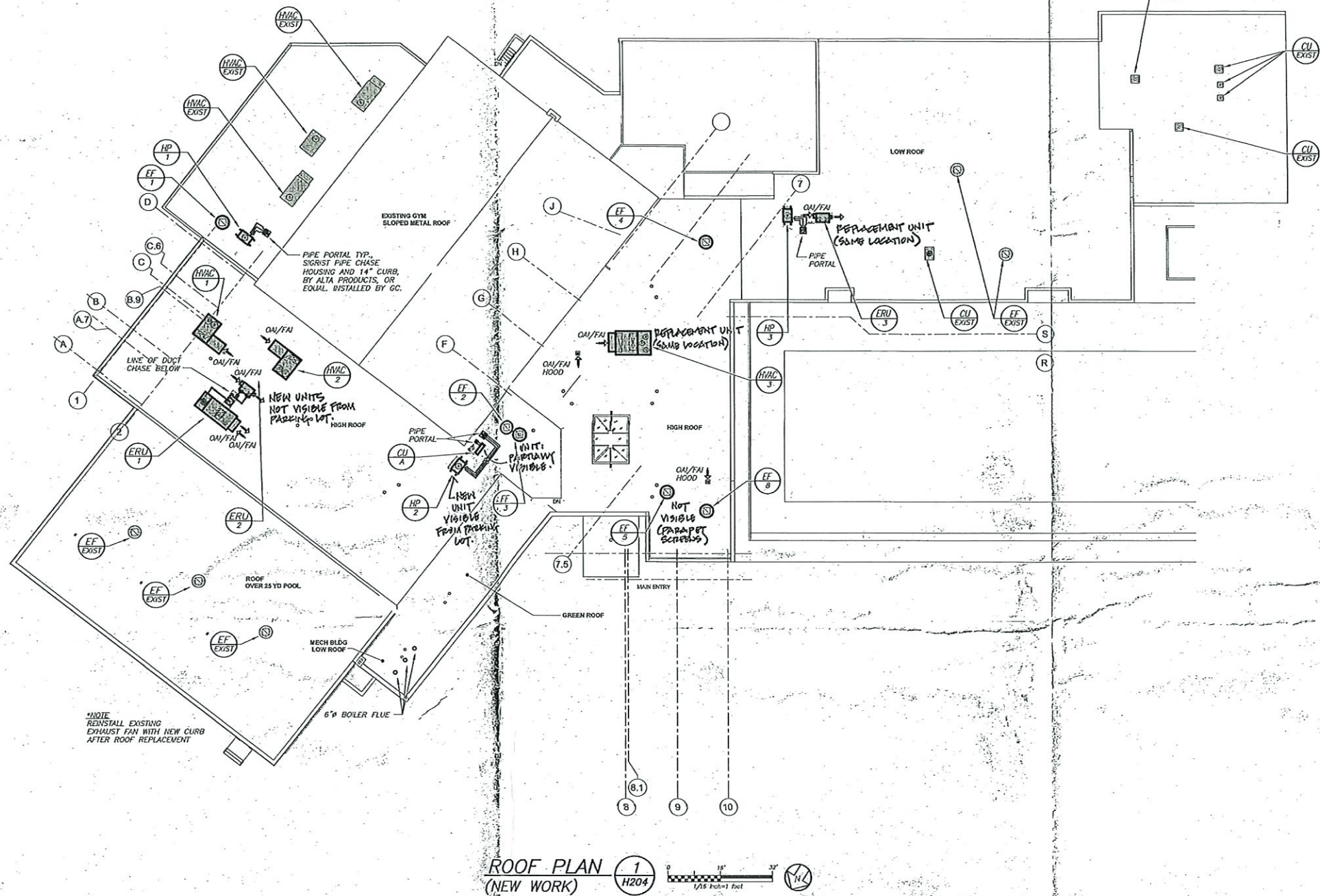










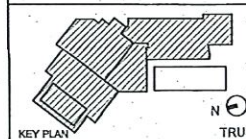


ROOF PLAN (NEW WORK) 1 H204

404 Danbury Road  
Wilton, CT 06897

**KG+D** listen imagine build  
KG+D . ARCHITECTS PC  
285 MAIN STREET MOUNT KISCO, NEW YORK, 10549  
P: 914.666.5900 KGDARCHITECTS.COM

**bga**  
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CONSULTING ENGINEERS  
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Professional Seal

2	11/09/2018	3D ISSUE
1	8/28/2018	PRCING SET
No.	Date	Issue
Sheet Title		

**HVAC  
ROOF PLAN**

Job No. 2015-1058 Date 11/9/2018  
Scale AS NOTED Drawn / Checked BGA/BGA  
Sheet Number **H204**

BEFORE FABRICATION THIS CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS ON JOB AND COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS.